

Single Family Residence **RESIDENTIAL**

8925 CLUB RIVER DR

ROSWELL, GA 30076

\$609,492 TopHap Estimate · \$266 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

2,295 ft²
LIVING AREA

0.25 ac
LOT SIZE

1988
YEAR BUILT

2
STORIES

7
ROOMS

VALUATION

\$609K

\$579K low

\$640K high

Last Sale

\$241,300 · Nov 12, 2008

Est. Owner Equity

\$424,492

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$4,994 (2025)
Assessed Value	\$191,200
Previous Assessed	\$183,920
Assessor Market Value	\$478,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.25
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck Patio · 336 ft² Porch · 60 ft²

CLIMATE RISK

1 FLOOD	16 WILDFIRE	85 HEAT	92 STORM	41 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 21, 2020	Quitclaim	Quit Claim Transfer			
Jul 1, 2014	Quitclaim	Quit Claim Transfer			
Oct 31, 2008	Resale	Grant Deed	\$241,250	\$105	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.4 mi
Centennial High School	High	9–12	1.1 mi
Holcomb Bridge Middle School	Middle	6–8	1.3 mi

District: Fulton County School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 30076

54 CRIME INDEX	82 AIR POLLUTION	42,728 POPULATION	\$113K MEDIAN IN-COME	60°F AVG TEMP	61% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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