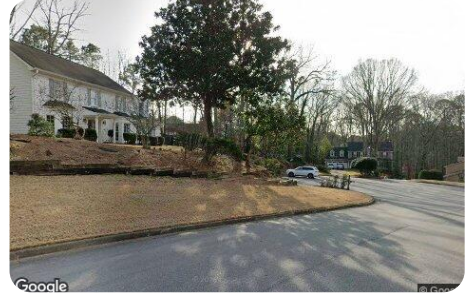


Single Family Residence **RESIDENTIAL**

8980 CLUB RIVER DR

ROSWELL, GA 30076

\$648,104 TopHap Estimate · \$390 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

1,660 ft²
LIVING AREA

0.19 ac
LOT SIZE

1988
YEAR BUILT

1
STORIES

7
ROOMS

2
PARKING

VALUATION

\$648K

\$625K low

\$671K high

Last Sale

\$235,000 · Aug 21, 2013

Est. Owner Equity

\$217,704

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$2,746 (2025)
Assessed Value	\$217,280
Previous Assessed	\$208,200
Assessor Market Value	\$543,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	FULTON
Lot (acres)	0.19
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No
View	Neighborhood / Spot

Deck

Patio · 224 ft²

CLIMATE RISK

43

FLOOD

10

WILDFIRE

85

HEAT

92

STORM

45

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 21, 2013	Resale	Warranty Deed	\$235,000	\$142	\$223K
Feb 8, 2010	Quitclaim	Quit Claim Transfer			
May 29, 2009	Resale	Grant Deed	\$213,655	\$129	\$192K
Feb 3, 2009	Non-arms-length	Grant Deed	\$183,399	\$110	

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	1.4 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	Owner occupied
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