

Single Family Residence **RESIDENTIAL**

8870 TORRINGTON DR

ROSWELL, GA 30076

\$1,145,907 TopHap Estimate · \$277 / ft² · confidence 92 · as of Jul 14, 2026



5

BEDS

4.5

BATHS

4,142 ft²

LIVING AREA

0.94 ac

LOT SIZE

1992

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$1.1M

\$1.1M low

\$1.2M high

Last Sale

\$995,000 · Mar 4, 2024

Est. Owner Equity

\$300,157

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$10,306 (2025)
Assessed Value	\$394,560
Previous Assessed	\$263,200
Assessor Market Value	\$986,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.94
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 664 ft²

Porch · 60 ft²

CLIMATE RISK

1

FLOOD

8

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
Mar 4, 2024	Resale	Warranty Deed	\$995,000	\$240	\$846K
Mar 31, 2016	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Holcomb Bridge Middle School	Middle	6–8	0.6 mi
Centennial High School	High	9–12	0.8 mi
River Eves Elementary School	Elementary	PK–5	1.0 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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