

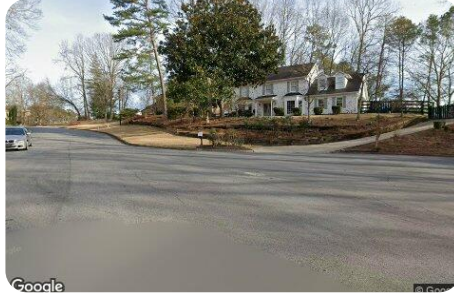
Single Family Residence

RESIDENTIAL

8990 CLUB RIVER DR

ROSWELL, GA 30076

\$575,970 TopHap Estimate · \$236 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

3.5

BATHS

2,444 ft²

LIVING AREA

0.18 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$576K

\$544K low

\$608K high

Last Sale

\$191,500 · Apr 30, 2013

Est. Owner Equity

\$575,970

TAX & ASSESSMENT

Property Tax	\$4,237 (2025)
Assessed Value	\$190,840
Previous Assessed	\$174,000
Assessor Market Value	\$477,100

PROPERTY FACTS

Property Type	Single Family Residence
County	FULTON
Lot (acres)	0.18
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 120 ft²

Porch · 24 ft²

CLIMATE RISK

10 FLOOD	10 WILDFIRE	85 HEAT	92 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 30, 2013	Resale	Grant Deed	\$121,336	\$50	
Jun 5, 2012	Non-arms-length	Grant Deed	\$375,488	\$154	
Jun 5, 2012	Non-arms-length	Trustees Deed	\$375,487	\$154	
Oct 1, 2010	Quitclaim	Quit Claim Transfer			
Mar 17, 2009	Quitclaim	Quit Claim Transfer			
Jan 29, 2007	Quitclaim	Quit Claim Transfer			\$239K
Jan 29, 2007	Quitclaim	Quit Claim Transfer			
Mar 9, 2004	Resale	Warranty Deed	\$186,500	\$76	\$187K

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	Absentee owner
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