

Single Family Residence **RESIDENTIAL**

# 8920 CLUB RIVER DR

ROSWELL, GA 30076

**\$614,383** TopHap Estimate · \$282 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**2,178 ft<sup>2</sup>**

LIVING AREA

**0.19 ac**

LOT SIZE

**1987**

YEAR BUILT

**2**

STORIES

**7**

ROOMS

## VALUATION

**\$614K**

\$578K low

\$651K high

Last Sale

**\$227,900 · Jul 5, 2000**

Est. Owner Equity

**\$483,219**

Loan-to-Value

**21%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,934 (2025) |
| Assessed Value        | \$193,800      |
| Previous Assessed     | \$200,160      |
| Assessor Market Value | \$484,500      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | FULTON                  |
| Lot (acres)   | 0.19                    |
| Heating       | Central                 |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | No                      |
| View          | Neighborhood / Spot     |

Deck

Patio · 369 ft²

## CLIMATE RISK

1

FLOOD

10

WILDFIRE

85

HEAT

92

STORM

41

DROUGHT

Scores 0–100; higher = greater projected risk.

## 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<br>CRIME INDEX | 82<br>AIR POLLUTION | 42,728<br>POPULATION | \$113K<br>MEDIAN IN-COME | 60°F<br>AVG TEMP | 61%<br>SUNSHINE |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|