

Single Family Residence **RESIDENTIAL**

8900 CLUB RIVER DR

ROSWELL, GA 30076

\$493,559 TopHap Estimate · \$299 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,653 ft²

LIVING AREA

0.23 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$494K

\$481K low

\$506K high

Est. Owner Equity

\$318,559

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$2,364 (2025)
Assessed Value	\$160,200
Previous Assessed	\$161,520
Assessor Market Value	\$400,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	FULTON
Lot (acres)	0.23
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No
View	Neighborhood / Spot

Deck

Patio · 120 ft²

Porch · 32 ft²

CLIMATE RISK

1

FLOOD

16

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	0.3 mi
Centennial High School	High	9–12	1.2 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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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