

Single Family Residence

RESIDENTIAL

8985 CLUB RIVER DR

ROSWELL, GA 30076

\$551,261 TopHap Estimate · \$358 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,540 ft²

LIVING AREA

0.17 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

9

ROOMS

2

PARKING

VALUATION

\$551K

\$506K low

\$596K high

Last Sale

\$450,560 · Jul 9, 2021

Est. Owner Equity

\$190,813

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$3,656 (2025)
Assessed Value	\$172,960
Previous Assessed	\$176,800
Assessor Market Value	\$432,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	FULTON
Lot (acres)	0.17
Heating	Central
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No
View	Neighborhood / Spot

Deck

Patio · 384 ft²

Porch · 168 ft²

CLIMATE RISK

1

FLOOD

10

WILDFIRE

85

HEAT

92

STORM

41

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 9, 2021	Resale	Warranty Deed	\$450,560	\$293	\$360K
Jun 21, 2021	Resale	Warranty Deed	\$440,000	\$286	

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 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
-----------	-----------------------