

Single Family Residence **RESIDENTIAL**

8975 CLUB RIVER DR

ROSWELL, GA 30076

\$566,666 TopHap Estimate · \$264 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,143 ft²

LIVING AREA

0.17 ac

LOT SIZE

1988

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$567K

\$551K low

\$582K high

Last Sale

\$156,000 · Nov 14, 1996

Est. Owner Equity

\$566,666

TAX & ASSESSMENT

Assessed Value	\$169,520
Previous Assessed	\$182,560
Assessor Market Value	\$423,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Fulton
Lot (acres)	0.17
Construction	Wood Frame
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 210 ft²

CLIMATE RISK

50
FLOOD

10
WILDFIRE

85
HEAT

92
STORM

45
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

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

OWNERSHIP

Occupancy	Owner occupied
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