

Single Family Residence **RESIDENTIAL**

8715 TORRINGTON DR

ROSWELL, GA 30076

\$1,259,088 TopHap Estimate · \$236 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

4

BATHS

5,334 ft²

LIVING AREA

1.14 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$1.3M

\$1.2M low

\$1.4M high

Last Sale

\$765,000 · May 12, 2003

Est. Owner Equity

\$859,088

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$8,223 (2025)
Assessed Value	\$477,480
Previous Assessed	\$525,800
Assessor Market Value	\$1,193,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	FULTON
Heating	Yes
Cooling	Yes
Pool	Yes
View	Neighborhood / Spot

Patio · 381 ft²

Porch · 472 ft²

CLIMATE RISK

61

FLOOD

9

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	0.8 mi
Holcomb Bridge Middle School	Middle	6–8	0.8 mi
Centennial High School	High	9–12	0.9 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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