

Single Family Residence **RESIDENTIAL**

8955 CLUB RIVER DR

ROSWELL, GA 30076

\$562,786 TopHap Estimate · \$273 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,060 ft²

LIVING AREA

0.18 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$563K

\$528K low

\$598K high

Last Sale

\$360,000 · Feb 18, 2020

Est. Owner Equity

\$217,286

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$3,176 (2025)
Assessed Value	\$177,920
Previous Assessed	\$168,120
Assessor Market Value	\$444,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.18
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 258 ft²

Porch · 128 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
Feb 18, 2020	Resale	Warranty Deed	\$360,000	\$175	\$342K
Aug 1, 2017	Resale	Grant Deed	\$335,500	\$163	\$319K

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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