

Single Family Residence **RESIDENTIAL**

8795 TORRINGTON DR

ROSWELL, GA 30076

\$1,376,792 TopHap Estimate · \$238 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

5.5

BATHS

5,784 ft²

LIVING AREA

0.65 ac

LOT SIZE

1993

YEAR BUILT

2

STORIES

10

ROOMS

VALUATION

\$1.4M

\$1.3M low

\$1.5M high

Last Sale

\$699,000 · Feb 17, 2003

Est. Owner Equity

\$632,092

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$8,427 (2025)
Assessed Value	\$444,600
Previous Assessed	\$493,240
Assessor Market Value	\$1,111,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.65
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	Yes
View	Neighborhood / Spot

Porch · 600 ft²

CLIMATE RISK

1
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
Holcomb Bridge Middle School	Middle	6–8	0.7 mi
Centennial High School	High	9–12	0.8 mi
River Eves Elementary School	Elementary	PK–5	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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