

Single Family Residence **RESIDENTIAL**

8890 CLUB RIVER DR

ROSWELL, GA 30076

\$574,308 TopHap Estimate · \$237 / ft² · confidence 93 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

2,428 ft²
LIVING AREA

0.2 ac
LOT SIZE

1987
YEAR BUILT

2
STORIES

7
ROOMS

VALUATION

\$574K

\$532K low

\$616K high

Last Sale

\$240,000 · Aug 8, 2003

Est. Owner Equity

\$353,433

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$2,742 (2025)
Assessed Value	\$179,920
Previous Assessed	\$184,320
Assessor Market Value	\$449,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.20
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 432 ft²

Porch · 496 ft²

CLIMATE RISK

1

FLOOD

16

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	0.3 mi
Centennial High School	High	9–12	1.2 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
-----------	-----------------------