

Single Family Residence **RESIDENTIAL**

9325 BLUFFWIND CHASE

ROSWELL, GA 30076

\$813,401 TopHap Estimate · \$277 / ft² · confidence 95 · as of Jul 14, 2026

4
BEDS

3.5
BATHS

2,939 ft²
LIVING AREA

0.6 ac
LOT SIZE

1984
YEAR BUILT

2
STORIES

9
ROOMS

VALUATION

\$813K

\$771K low

\$856K high

Last Sale

\$400,000 · Apr 17, 2014

Est. Owner Equity

\$433,401

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$5,733 (2025)
Assessed Value	\$299,520
Previous Assessed	\$263,320
Assessor Market Value	\$748,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.60
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 510 ft²

Porch · 52 ft²

CLIMATE RISK

1 FLOOD	14 WILDFIRE	85 HEAT	94 STORM	41 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 2, 2020	Quitclaim	Quit Claim Transfer			
Apr 17, 2014	Resale	Warranty Deed	\$400,000	\$136	\$380K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.3 mi
Centennial High School	High	9–12	1.7 mi
Holcomb Bridge Middle School	Middle	6–8	1.9 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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