

Single Family Residence **RESIDENTIAL**

# 745 CLUBSIDE DR

ROSWELL, GA 30076

**\$837,471** TopHap Estimate · \$239 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**5**

BEDS

**5.5**

BATHS

**3,501 ft<sup>2</sup>**

LIVING AREA

**0.28 ac**

LOT SIZE

**1996**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

## VALUATION

**\$837K**

\$795K low

\$880K high

Last Sale

**\$343,000 · Feb 19, 2002**

Est. Owner Equity

**\$262,471**

Loan-to-Value

**67%**

## TAX & ASSESSMENT

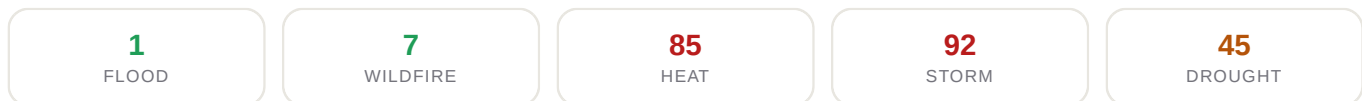
|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,458 (2025) |
| Assessed Value        | \$284,000      |
| Previous Assessed     | \$284,000      |
| Assessor Market Value | \$710,000      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Colonial                |
| County        | FULTON                  |
| Lot (acres)   | 0.28                    |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | No                      |
| View          | Neighborhood / Spot     |

Porch · 614 ft²

## CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Jun 10, 2022 | Resale    | Warranty Deed       | \$785,000 | \$224  | \$575K |
| Dec 21, 2012 | Quitclaim | Quit Claim Transfer |           |        |        |
| Dec 21, 2012 | Quitclaim | Quit Claim Transfer |           |        | \$138K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Holcomb Bridge Middle School | Middle     | 6–8    | 0.7 mi   |
| River Eves Elementary School | Elementary | PK–5   | 1.3 mi   |
| Centennial High School       | High       | 9–12   | 1.4 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<br>CRIME INDEX | 82<br>AIR POLLUTION | 42,728<br>POPULATION | \$113K<br>MEDIAN IN-COME | 60°F<br>AVG TEMP | 61%<br>SUNSHINE |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|