

Single Family Residence **RESIDENTIAL**

# 8635 STEEPLE CHASE DR

ROSWELL, GA 30076

**\$1,193,886** TopHap Estimate · \$439 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**4**

BEDS

**4.5**

BATHS

**2,718 ft<sup>2</sup>**

LIVING AREA

**0.98 ac**

LOT SIZE

**1983**

YEAR BUILT

**1**

STORIES

**9**

ROOMS

## VALUATION

**\$1.2M**

\$1.1M low

\$1.3M high

Last Sale

**\$575,000 · Aug 3, 2015**

Est. Owner Equity

**\$762,636**

Loan-to-Value

**37%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,798 (2025) |
| Assessed Value        | \$372,120      |
| Previous Assessed     | \$254,000      |
| Assessor Market Value | \$930,300      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | FULTON                  |
| Lot (acres)   | 0.98                    |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | No                      |
| View          | Neighborhood / Spot     |

Deck

Patio · 552 ft²

## CLIMATE RISK

83

FLOOD

11

WILDFIRE

85

HEAT

92

STORM

41

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Jul 27, 2020 | Quitclaim | Quit Claim Transfer |           |        |        |
| Aug 3, 2015  | Resale    | Grant Deed          | \$575,000 | \$212  | \$431K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Holcomb Bridge Middle School | Middle     | 6–8    | 0.5 mi   |
| River Eves Elementary School | Elementary | PK–5   | 1.2 mi   |
| Centennial High School       | High       | 9–12   | 1.2 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>54</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>42,728</b><br>POPULATION | <b>\$113K</b><br>MEDIAN IN-COME | <b>60°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|