

Single Family Residence **RESIDENTIAL**

8935 CLUB RIVER DR

ROSWELL, GA 30076

\$645,592 TopHap Estimate · \$277 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

2,327 ft²
LIVING AREA

0.31 ac
LOT SIZE

1988
YEAR BUILT

2
STORIES

7
ROOMS

VALUATION

\$646K

\$605K low

\$686K high

Last Sale

\$218,000 · May 2, 2001

Est. Owner Equity

\$485,592

Loan-to-Value

25%

TAX & ASSESSMENT

Property Tax	\$2,970 (2025)
Assessed Value	\$193,200
Previous Assessed	\$197,840
Assessor Market Value	\$483,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.31
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 448 ft²

Porch · 28 ft²

CLIMATE RISK

1
FLOOD

14
WILDFIRE

85
HEAT

92
STORM

41
DROUGHT

Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.4 mi
Centennial High School	High	9–12	1.1 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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