

Single Family Residence **RESIDENTIAL**

8895 CLUB RIVER DR

ROSWELL, GA 30076

\$569,237 TopHap Estimate · \$270 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,109 ft²

LIVING AREA

0.21 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$569K

\$512K low

\$626K high

Last Sale

\$560,000 · Oct 2, 2025

Est. Owner Equity

\$44,237

Loan-to-Value

93%

TAX & ASSESSMENT

Property Tax	\$4,554 (2025)
Assessed Value	\$174,360
Previous Assessed	\$164,200
Assessor Market Value	\$435,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.21
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 130 ft²

Porch · 32 ft²

CLIMATE RISK

1

FLOOD

13

WILDFIRE

85

HEAT

92

STORM

41

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 30, 2025	Resale	Warranty Deed	\$560,000	\$266	\$525K
Nov 9, 2023	Financing	Warranty Deed			
Jul 17, 2020	Resale	Grant Deed	\$387,000	\$183	\$368K
Dec 16, 2013	Resale	Warranty Deed	\$264,900	\$126	\$252K
Jun 7, 2006	Resale	Deed	\$255,000	\$121	\$204K
Feb 7, 2006	Non-arms-length	Trustees Deed	\$174,000	\$83	
Jun 7, 2006	Resale	Grant Deed	\$255,000	\$121	
Mar 7, 2006	Financing	Trustees Deed			\$212K
Feb 7, 2006	Resale	Grant Deed	\$174,000	\$83	\$212K

Dec 1, 2004 Quitclaim Quit Claim Transfer

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