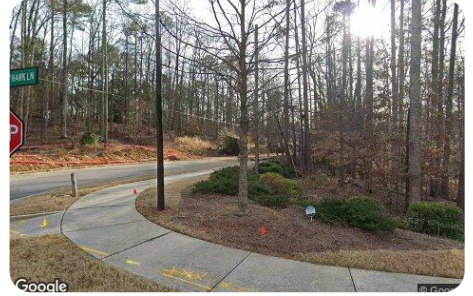


Single Family Residence **RESIDENTIAL**

845 CLUB CHASE CT

ROSWELL, GA 30076

\$597,887 TopHap Estimate · \$327 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,830 ft²

LIVING AREA

0.28 ac

LOT SIZE

1993

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$598K

\$562K low

\$634K high

Last Sale

\$296,000 · Oct 10, 2005

Est. Owner Equity

\$375,387

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$2,550 (2025)
Assessed Value	\$170,520
Previous Assessed	\$174,040
Assessor Market Value	\$426,300

PROPERTY FACTS

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

Deck

Patio · 225 ft²

Porch · 20 ft²

CLIMATE RISK

35

FLOOD

11

WILDFIRE

85

HEAT

92

STORM

45

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 16, 2017	Quitclaim	Quit Claim Transfer			
Sep 28, 2005	Resale	Deed	\$296,000	\$162	\$237K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.2 mi
Centennial High School	High	9–12	1.3 mi
Holcomb Bridge Middle School	Middle	6–8	1.5 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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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