

Single Family Residence **RESIDENTIAL**

8995 CLUB RIVER DR

ROSWELL, GA 30076

\$601,355 TopHap Estimate · \$245 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,457 ft²

LIVING AREA

0.31 ac

LOT SIZE

1991

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$601K

\$567K low

\$636K high

Last Sale

\$237,000 · Oct 14, 2000

Est. Owner Equity

\$486,721

Loan-to-Value

19%

TAX & ASSESSMENT

Property Tax	\$2,966 (2025)
Assessed Value	\$188,040
Previous Assessed	\$196,160
Assessor Market Value	\$470,100

PROPERTY FACTS

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

Deck Patio · 360 ft² Porch · 45 ft²

CLIMATE RISK

52 FLOOD	10 WILDFIRE	85 HEAT	92 STORM	41 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 31, 2006	Quitclaim	Quit Claim Transfer			
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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	1.4 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 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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