

Single Family Residence **RESIDENTIAL**

8890 TERRACE CLUB DR

ROSWELL, GA 30076

\$555,621 TopHap Estimate · \$289 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,924 ft²

LIVING AREA

0.18 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$556K

\$501K low

\$610K high

Est. Owner Equity

\$233,361

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$3,531 (2025)
Assessed Value	\$168,080
Previous Assessed	\$171,160
Assessor Market Value	\$420,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	FULTON
Lot (acres)	0.18
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 96 ft²

Porch · 193 ft²

CLIMATE RISK

1

FLOOD

9

WILDFIRE

85

HEAT

92

STORM

41

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 16, 2026	Financing	Warranty Deed			
Mar 31, 2021	Resale	Warranty Deed	\$403,500	\$210	\$312K
Dec 19, 2014	Resale	Grant Deed	\$224,900	\$117	\$214K
Feb 17, 2006	Resale	Deed	\$230,000	\$120	\$173K
Feb 17, 2006	Resale	Grant Deed	\$230,000	\$120	\$188K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.3 mi
Centennial High School	High	9–12	1.2 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	Absentee owner
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