

Single Family Residence **RESIDENTIAL**

8970 CLUB RIVER DR

ROSWELL, GA 30076

\$668,699 TopHap Estimate · \$372 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,797 ft²

LIVING AREA

0.25 ac

LOT SIZE

1980

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$669K

\$646K low

\$691K high

Last Sale

\$395,000 · Jun 7, 2019

Est. Owner Equity

\$103,699

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$4,946 (2025)
Assessed Value	\$237,120
Previous Assessed	\$178,720
Assessor Market Value	\$592,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	FULTON
Lot (acres)	0.25
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck Patio · 180 ft² Porch · 597 ft²

CLIMATE RISK

15
FLOOD

10
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
Jun 7, 2019	Resale	Grant Deed	\$395,000	\$220	\$375K
Oct 30, 2013	Resale	Warranty Deed	\$282,500	\$157	\$268K
Mar 24, 2006	Recorded document	Warranty Deed			
Mar 24, 2006	Recorded document	Grant Deed			
Jul 1, 1998	Non-arms-length	Warranty Deed	\$192,500	\$107	\$173K

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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