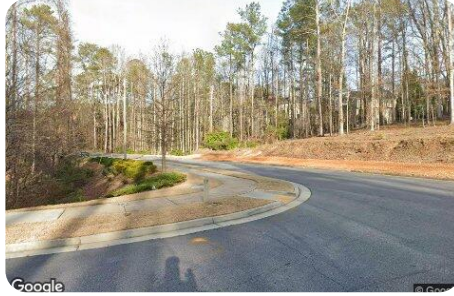


Single Family Residence **RESIDENTIAL**

9085 CLUB RIVER DR

ROSWELL, GA 30076

\$586,648 TopHap Estimate · \$268 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,193 ft²

LIVING AREA

0.21 ac

LOT SIZE

1987

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$587K

\$568K low

\$605K high

Last Sale

\$225,000 · Dec 9, 2005

Est. Owner Equity

\$225,002

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$2,511 (2025)
Assessed Value	\$173,920
Previous Assessed	\$177,360
Assessor Market Value	\$434,800

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 · 214 ft²

Porch · 40 ft²

CLIMATE RISK

1
FLOOD

14
WILDFIRE

85
HEAT

92
STORM

41
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 20, 2016	Quitclaim	Quit Claim Transfer			\$302K
Nov 18, 2005	Resale	Deed	\$225,000	\$103	\$230K

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	1.4 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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