

Single Family Residence **RESIDENTIAL**

9370 BLUFFWIND CHASE

ROSWELL, GA 30076

\$944,612 TopHap Estimate · \$308 / ft² · confidence 94 · as of Jul 14, 2026

4
BEDS

3.5
BATHS

3,064 ft²
LIVING AREA

1.05 ac
LOT SIZE

1982
YEAR BUILT

1
STORIES

7
ROOMS

VALUATION

\$945K

\$890K low

\$999K high

Last Sale

\$460,000 · Oct 6, 2008

Est. Owner Equity

\$619,612

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax

\$4,470 (2025)

Assessed Value

\$261,240

Previous Assessed

\$221,000

Assessor Market Value

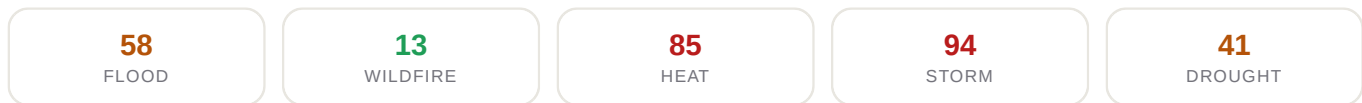
\$653,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 546 ft²

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 26, 2008	Resale	Grant Deed	\$460,000	\$150	
Feb 27, 2007	Resale	Deed	\$386,000	\$126	\$386K
Jun 7, 2006	Recorded document	Grant Deed			
Feb 27, 2007	Resale	Grant Deed	\$386,000	\$126	\$33K
Jun 7, 2006	Non-arms-length	Grant Deed	\$386,000	\$126	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.2 mi
Centennial High School	High	9–12	1.6 mi
Holcomb Bridge Middle School	Middle	6–8	1.8 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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