

Single Family Residence

RESIDENTIAL

9095 CLUB RIVER DR

ROSWELL, GA 30076

\$535,864 TopHap Estimate · \$339 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,582 ft²

LIVING AREA

0.17 ac

LOT SIZE

1980

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$536K

\$489K low

\$583K high

Last Sale

\$300,000 · Mar 31, 2016

Est. Owner Equity

\$108,533

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$4,340 (2025)
Assessed Value	\$166,160
Previous Assessed	\$178,320
Assessor Market Value	\$415,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	FULTON
Lot (acres)	0.17
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No
View	Neighborhood / Spot

Patio · 392 ft²

Porch · 32 ft²

CLIMATE RISK

1
FLOOD

13
WILDFIRE

85
HEAT

92
STORM

41
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 31, 2016	Resale	Grant Deed	\$300,000	\$190	\$295K
Oct 19, 2009	Resale	Grant Deed	\$227,000	\$143	
Mar 13, 2006	Resale	Deed	\$250,000	\$158	\$188K
Mar 13, 2006	Resale	Grant Deed	\$250,000	\$158	

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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