

Single Family Residence **RESIDENTIAL**

265 HOLLYBERRY CT

ROSWELL, GA 30076

\$847,873 TopHap Estimate · \$265 / ft² · confidence 90 · as of Jul 14, 2026



6

BEDS

4.5

BATHS

3,195 ft²

LIVING AREA

0.69 ac

LOT SIZE

1978

YEAR BUILT

2

STORIES

12

ROOMS

VALUATION

\$848K

\$763K low

\$932K high

Last Sale

\$367,500 · Nov 18, 2013

Est. Owner Equity

\$517,123

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$9,216 (2025)
Assessed Value	\$352,840
Previous Assessed	\$336,960
Assessor Market Value	\$882,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.69
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	Yes
View	Neighborhood / Spot

Patio · 344 ft²

Porch · 306 ft²

CLIMATE RISK

89

FLOOD

13

WILDFIRE

85

HEAT

94

STORM

41

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 18, 2013	Resale	Warranty Deed	\$367,500	\$115	\$331K
Jun 24, 2013	Resale	Grant Deed	\$242,000	\$76	
Dec 4, 2012	Non-arms-length	Trustees Deed	\$229,500	\$72	
Oct 12, 2007	Quitclaim	Quit Claim Transfer			\$356K
Oct 31, 2007	Financing	Grant Deed			\$356K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Elkins Pointe Middle School	Middle	6–8	1.0 mi
Hembree Springs Elementary School	Elementary	PK–5	1.0 mi
Roswell High School	High	9–12	1.7 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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