

Single Family Residence

RESIDENTIAL

2690 HAZY HOLLOW RUN

ROSWELL, GA 30076

\$795,004 TopHap Estimate · \$230 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,454 ft²

LIVING AREA

0.4 ac

LOT SIZE

1985

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$795K

\$729K low

\$861K high

Est. Owner Equity

\$484,504

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$5,875 (2025)
Assessed Value	\$292,680
Previous Assessed	\$234,000
Assessor Market Value	\$731,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.40
Construction	Brick
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 272 ft²

Porch · 707 ft²

CLIMATE RISK

63

FLOOD

13

WILDFIRE

85

HEAT

92

STORM

41

DROUGHT

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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Holcomb Bridge Middle School	Middle	6–8	0.5 mi
Centennial High School	High	9–12	1.5 mi
River Eves Elementary School	Elementary	PK–5	1.6 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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