

Single Family Residence **RESIDENTIAL**

2650 HAZY HOLLOW RUN

ROSWELL, GA 30076

\$1,115,854 TopHap Estimate · \$293 / ft² · confidence 91 · as of Jul 14, 2026



4
BEDS

4.5
BATHS

3,802 ft²
LIVING AREA

0.62 ac
LOT SIZE

1987
YEAR BUILT

2
STORIES

9
ROOMS

VALUATION

\$1.1M

\$1M low

\$1.2M high

Last Sale

\$565,000 · Apr 2, 2015

Est. Owner Equity

\$473,854

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$7,992 (2025)
Assessed Value	\$306,000
Previous Assessed	\$311,640
Assessor Market Value	\$765,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.62
Construction	Brick
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 664 ft²

Porch · 50 ft²

CLIMATE RISK

25
FLOOD

11
WILDFIRE

85
HEAT

92
STORM

45
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 12, 2008	Quitclaim	Quit Claim Transfer			\$373K
Mar 12, 2008	Quitclaim	Quit Claim Transfer			\$373K
Jul 2, 2007	Recorded document	Grant Deed			
Jul 2, 2007	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Holcomb Bridge Middle School	Middle	6–8	0.6 mi
Centennial High School	High	9–12	1.5 mi
River Eves Elementary School	Elementary	PK–5	1.5 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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