

Single Family Residence **RESIDENTIAL**

2655 HAZY HOLLOW RUN

ROSWELL, GA 30076

\$763,267 TopHap Estimate · \$257 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,971 ft²

LIVING AREA

0.45 ac

LOT SIZE

1988

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$763K

\$718K low

\$809K high

Last Sale

\$405,000 · Oct 5, 2015

Est. Owner Equity

\$299,560

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$6,014 (2025)
Assessed Value	\$262,480
Previous Assessed	\$241,600
Assessor Market Value	\$656,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.45
Construction	Brick
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 192 ft²

Porch · 264 ft²

CLIMATE RISK

1
FLOOD

10
WILDFIRE

85
HEAT

92
STORM

41
DROUGHT

Scores 0–100; higher = greater projected risk.

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	1.6 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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