

Single Family Residence

RESIDENTIAL

2675 HAZY HOLLOW RUN

ROSWELL, GA 30076

\$872,283 TopHap Estimate · \$242 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,604 ft²

LIVING AREA

0.45 ac

LOT SIZE

1988

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$872K

\$838K low

\$907K high

Last Sale

\$470,000 · Jun 22, 2006

Est. Owner Equity

\$478,283

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$4,648 (2025)
Assessed Value	\$287,840
Previous Assessed	\$266,800
Assessor Market Value	\$719,600

PROPERTY FACTS

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

Patio · 453 ft²

CLIMATE RISK

1
FLOOD

14
WILDFIRE

85
HEAT

92
STORM

41
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 30, 2006	Resale	Deed	\$470,000	\$130	\$376K
May 30, 2006	Resale	Grant Deed	\$470,000	\$130	

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
--------------------------------------	--	---	---	-------------------------------------	------------------------------------

Index values: 100 = US average; lower is better.

| OWNERSHIP

Occupancy	Owner occupied
-----------	----------------