

Single Family Residence **RESIDENTIAL**

2740 HAZY HOLLOW RUN

ROSWELL, GA 30076

\$660,706 TopHap Estimate · \$320 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,064 ft²

LIVING AREA

0.35 ac

LOT SIZE

1985

YEAR BUILT

1

STORIES

9

ROOMS

VALUATION

\$661K

\$597K low

\$725K high

Last Sale

\$197,500 · Oct 16, 2013

Est. Owner Equity

\$344,706

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$2,805 (2025)
Assessed Value	\$242,320
Previous Assessed	\$227,240
Assessor Market Value	\$605,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	FULTON
Lot (acres)	0.35
Construction	Brick
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 470 ft²

Porch · 292 ft²

CLIMATE RISK

40 FLOOD	14 WILDFIRE	85 HEAT	92 STORM	41 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 16, 2013	Resale	Warranty Deed	\$197,500	\$96	

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	1.7 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

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

| OWNERSHIP

Occupancy

Owner occupied