

Single Family Residence **RESIDENTIAL**

2710 HAZY HOLLOW RUN

ROSWELL, GA 30076

\$876,686 TopHap Estimate · \$301 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,912 ft²

LIVING AREA

0.48 ac

LOT SIZE

1985

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$877K

\$837K low

\$916K high

Last Sale

\$572,500 · Sep 13, 2019

Est. Owner Equity

\$576,686

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$6,047 (2025)
Assessed Value	\$312,560
Previous Assessed	\$270,160
Assessor Market Value	\$781,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.48
Construction	Brick
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 294 ft²

Porch · 358 ft²

CLIMATE RISK

37

FLOOD

14

WILDFIRE

85

HEAT

92

STORM

45

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 13, 2019	Resale	Grant Deed	\$572,500	\$197	\$300K
Jun 28, 2013	Resale	Grant Deed	\$480,000	\$165	\$456K

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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