

Single Family Residence **RESIDENTIAL**

2705 HAZY HOLLOW RUN

ROSWELL, GA 30076

\$905,815 TopHap Estimate · \$269 / ft² · confidence 93 · as of Jul 14, 2026



5
BEDS

4.5
BATHS

3,365 ft²
LIVING AREA

0.38 ac
LOT SIZE

1985
YEAR BUILT

2
STORIES

8
ROOMS

VALUATION

\$906K

\$842K low

\$970K high

Last Sale

\$539,000 · Jul 28, 2020

Est. Owner Equity

\$398,815

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$5,370 (2025)
Assessed Value	\$297,320
Previous Assessed	\$282,600
Assessor Market Value	\$743,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.38
Construction	Brick
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 535 ft²

Porch · 738 ft²

CLIMATE RISK

1

FLOOD

15

WILDFIRE

85

HEAT

92

STORM

41

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 28, 2020	Resale	Grant Deed	\$539,000	\$160	\$507K

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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