

Single Family Residence **RESIDENTIAL**

2725 HAZY HOLLOW RUN

ROSWELL, GA 30076

\$773,923 TopHap Estimate · \$223 / ft² · confidence 91 · as of Jul 14, 2026



4
BEDS

3.5
BATHS

3,463 ft²
LIVING AREA

0.48 ac
LOT SIZE

1985
YEAR BUILT

2
STORIES

8
ROOMS

VALUATION

\$774K

\$703K low

\$845K high

Est. Owner Equity

\$448,923

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$2,560 (2025)
Assessed Value	\$267,480
Previous Assessed	\$250,160
Assessor Market Value	\$668,700

PROPERTY FACTS

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

Deck Patio · 408 ft² Porch · 36 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
Sep 20, 2024	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Holcomb Bridge Middle School	Middle	6–8	0.6 mi
Centennial High School	High	9–12	1.6 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
-----------	-----------------------