

Single Family Residence **RESIDENTIAL**

2735 HAZY HOLLOW RUN

ROSWELL, GA 30076

\$967,699 TopHap Estimate · \$294 / ft² · confidence 94 · as of Jul 14, 2026



5
BEDS

4.5
BATHS

3,292 ft²
LIVING AREA

0.49 ac
LOT SIZE

1985
YEAR BUILT

2
STORIES

9
ROOMS

VALUATION

\$968K

\$912K low

\$1M high

Last Sale

\$575,000 · Jul 16, 2018

Est. Owner Equity

\$552,699

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$5,735 (2025)
Assessed Value	\$354,920
Previous Assessed	\$303,520
Assessor Market Value	\$887,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.49
Construction	Brick
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 462 ft²

Porch · 352 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
Jul 16, 2018	Resale	Grant Deed	\$575,000	\$175	\$425K
Apr 30, 2014	Quitclaim	Quit Claim Transfer			
Apr 30, 2014	Resale	Grant Deed	\$470,500	\$143	\$200K
Jul 22, 2003	Resale	Grant Deed	\$376,000	\$114	

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

OWNERSHIP

Occupancy	Owner occupied
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