

Single Family Residence **RESIDENTIAL**

2765 HAZY HOLLOW RUN

ROSWELL, GA 30076

\$915,770 TopHap Estimate · \$245 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,733 ft²

LIVING AREA

0.53 ac

LOT SIZE

1986

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$916K

\$843K low

\$989K high

Last Sale

\$520,000 · Aug 28, 2020

Est. Owner Equity

\$257,170

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$5,707 (2025)
Assessed Value	\$277,920
Previous Assessed	\$230,000
Assessor Market Value	\$694,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.53
Construction	Brick
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 206 ft²

Porch · 184 ft²

CLIMATE RISK

1 FLOOD	12 WILDFIRE	85 HEAT	92 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 28, 2020	Quitclaim	Quit Claim Transfer			
Aug 28, 2020	Resale	Grant Deed	\$520,000	\$139	\$494K

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	1.8 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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