

Single Family Residence **RESIDENTIAL**

2755 HAZY HOLLOW RUN

ROSWELL, GA 30076

\$658,770 TopHap Estimate · \$336 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

1,959 ft²

LIVING AREA

0.41 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

9

ROOMS

VALUATION

\$659K

\$591K low

\$726K high

Est. Owner Equity

\$358,770

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$4,412 (2025)
Assessed Value	\$264,200
Previous Assessed	\$244,040
Assessor Market Value	\$660,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	FULTON
Lot (acres)	0.41
Construction	Brick
Heating	Yes
Cooling	Yes
Pool	No
View	Neighborhood / Spot

Patio · 264 ft²

Porch · 36 ft²

CLIMATE RISK

1

FLOOD

11

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
Oct 13, 2010	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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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