

Single Family Residence **RESIDENTIAL**

2745 HAZY HOLLOW RUN

ROSWELL, GA 30076

\$680,637 TopHap Estimate · \$285 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,388 ft²

LIVING AREA

0.41 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

9

ROOMS

VALUATION

\$681K

\$636K low

\$725K high

Last Sale

\$413,000 · Dec 22, 2017

Est. Owner Equity

\$286,887

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$4,111 (2025)
Assessed Value	\$250,520
Previous Assessed	\$230,440
Assessor Market Value	\$626,300

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 · 670 ft²

Porch · 128 ft²

CLIMATE RISK

1 FLOOD	8 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
Sep 6, 2017	Resale	Grant Deed	\$400,000	\$168	

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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