

Single Family Residence **RESIDENTIAL**

305 HOLLYBERRY DR

ROSWELL, GA 30076

\$849,572 TopHap Estimate · \$234 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,632 ft²

LIVING AREA

1.68 ac

LOT SIZE

1978

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$850K

\$766K low

\$933K high

Last Sale

\$335,000 · Apr 30, 2004

Est. Owner Equity

\$539,872

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$2,965 (2025)
Assessed Value	\$358,880
Previous Assessed	\$271,960
Assessor Market Value	\$897,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Construction	Brick
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	Yes
View	Neighborhood / Spot

Porch · 374 ft²

CLIMATE RISK

1 FLOOD	14 WILDFIRE	85 HEAT	94 STORM	41 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 31, 2004	Resale	Warranty Deed	\$335,000	\$92	\$268K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Elkins Pointe Middle School	Middle	6–8	0.9 mi
Hembree Springs Elementary School	Elementary	PK–5	0.9 mi
Roswell High School	High	9–12	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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