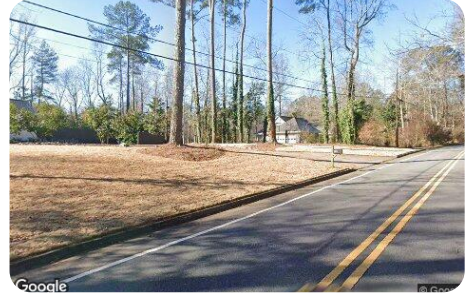


Single Family Residence **RESIDENTIAL**

# 295 HOLLYBERRY DR

ROSWELL, GA 30076

**\$813,861** TopHap Estimate · \$458 / ft<sup>2</sup> · confidence 85 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**1,778 ft<sup>2</sup>**

LIVING AREA

**1.04 ac**

LOT SIZE

**1978**

YEAR BUILT

**1**

STORIES

**8**

ROOMS

## VALUATION

**\$814K**

\$692K low

\$936K high

Est. Owner Equity

**\$513,861**

Loan-to-Value

**37%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,222 (2025) |
| Assessed Value        | \$252,320      |
| Previous Assessed     | \$190,000      |
| Assessor Market Value | \$630,800      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | FULTON                  |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | Yes                     |
| View          | Neighborhood / Spot     |

Porch · 336 ft²

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 14<br>WILDFIRE | 85<br>HEAT | 94<br>STORM | 41<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------|-----------|--------|--------|
| May 23, 2025 | Financing | Warranty Deed |           |        | \$300K |
| Dec 12, 2022 | Financing | Warranty Deed |           |        |        |
| Dec 12, 2022 | Resale    | Warranty Deed | \$475,000 | \$267  | \$435K |
| Aug 4, 2022  | Financing | Warranty Deed |           |        |        |

## 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   | 1.7 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>54</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>42,728</b><br>POPULATION | <b>\$113K</b><br>MEDIAN IN-COME | <b>60°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|