

Single Family Residence **RESIDENTIAL**

2685 HAZY HOLLOW RUN

ROSWELL, GA 30076

\$846,603 TopHap Estimate · \$206 / ft² · confidence 89 · as of Jul 14, 2026



4
BEDS

3.5
BATHS

4,111 ft²
LIVING AREA

0.43 ac
LOT SIZE

1985
YEAR BUILT

2
STORIES

8
ROOMS

VALUATION

\$847K

\$753K low

\$940K high

Est. Owner Equity

\$366,603

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$5,515 (2025)
Assessed Value	\$304,880
Previous Assessed	\$289,400
Assessor Market Value	\$762,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.43
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 836 ft²

Porch · 218 ft²

CLIMATE RISK

1

FLOOD

14

WILDFIRE

85

HEAT

92

STORM

41

DROUGHT

Scores 0–100; higher = greater projected risk.

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	1.6 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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------