

Single Family Residence **RESIDENTIAL**

245 HOLLYBERRY CT

ROSWELL, GA 30076

\$738,586 TopHap Estimate · \$252 / ft² · confidence 88 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,926 ft²

LIVING AREA

0.69 ac

LOT SIZE

1975

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$739K

\$649K low

\$828K high

Last Sale

\$725,000 · Apr 16, 2025

Est. Owner Equity

\$86,086

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$2,705 (2025)
Assessed Value	\$245,840
Previous Assessed	\$236,360
Assessor Market Value	\$614,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.69
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	Yes
View	Neighborhood / Spot

Patio · 428 ft²

Porch · 621 ft²

CLIMATE RISK

94
FLOOD

14
WILDFIRE

85
HEAT

94
STORM

41
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 14, 2025	Resale	Warranty Deed	\$725,000	\$248	\$653K
Oct 20, 2006	Quitclaim	Quit Claim Transfer			
Oct 20, 2006	Resale	Warranty Deed	\$337,500	\$115	\$270K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Elkins Pointe Middle School	Middle	6–8	1.0 mi
Hembree Springs Elementary School	Elementary	PK–5	1.0 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

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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