

Single Family Residence **RESIDENTIAL**

2700 HAZY HOLLOW RUN

ROSWELL, GA 30076

\$834,517 TopHap Estimate · \$223 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,741 ft²

LIVING AREA

0.41 ac

LOT SIZE

1986

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$835K

\$771K low

\$898K high

Last Sale

\$352,000 · May 2, 2011

Est. Owner Equity

\$559,478

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax	\$6,922 (2025)
Assessed Value	\$265,000
Previous Assessed	\$265,000
Assessor Market Value	\$662,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.41
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 228 ft²

Porch · 40 ft²

CLIMATE RISK

69 FLOOD	14 WILDFIRE	85 HEAT	92 STORM	41 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 10, 2020	Quitclaim	Quit Claim Transfer			\$275K
Apr 8, 2011	Resale	Grant Deed	\$352,000	\$94	\$320K
Dec 29, 2010	Recorded document	Grant Deed			
Sep 7, 2010	Foreclosure sale	Trustees Deed	\$340,792	\$91	
Sep 7, 2010	Recorded document	Grant Deed			
Jul 30, 2007	Resale	Grant Deed	\$460,000	\$123	\$345K
Jul 30, 2007	Resale	Grant Deed	\$460,000	\$123	

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

OWNERSHIP

Occupancy	Absentee owner
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