

Single Family Residence

RESIDENTIAL

# 265 HOLLYBERRY DR

ROSWELL, GA 30076

**\$638,138** TopHap Estimate · \$325 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026

**4**

BEDS

**2.5**

BATHS

**1,964 ft<sup>2</sup>**

LIVING AREA

**0.69 ac**

LOT SIZE

**1978**

YEAR BUILT

**1**

STORIES

**8**

ROOMS

## VALUATION

**\$638K**

\$578K low

\$698K high

Est. Owner Equity

**\$538,138**

Loan-to-Value

**16%**

## TAX & ASSESSMENT

Property Tax

**\$385 (2025)**

Assessed Value

**\$223,720**

Previous Assessed

**\$195,480**

Assessor Market Value

**\$559,300**

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | FULTON                  |
| Lot (acres)   | 0.69                    |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | No                      |
| View          | Neighborhood / Spot     |

Patio · 488 ft²

Porch · 484 ft²

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 31<br>FLOOD | 15<br>WILDFIRE | 85<br>HEAT | 94<br>STORM | 41<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Hembree Springs Elementary School | Elementary | PK–5   | 1.0 mi   |
| Elkins Pointe Middle School       | Middle     | 6–8    | 1.0 mi   |
| Roswell High School               | High       | 9–12   | 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<br>CRIME INDEX | 82<br>AIR POLLUTION | 42,728<br>POPULATION | \$113K<br>MEDIAN IN-COME | 60°F<br>AVG TEMP | 61%<br>SUNSHINE |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|

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

## OWNERSHIP

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