

Single Family Residence **RESIDENTIAL**

260 HOLLYBERRY DR

ROSWELL, GA 30076

\$774,545 TopHap Estimate · \$225 / ft² · confidence 94 · as of Jul 14, 2026



5

BEDS

5

BATHS

3,440 ft²

LIVING AREA

0.97 ac

LOT SIZE

1978

YEAR BUILT

2

STORIES

10

ROOMS

VALUATION

\$775K

\$729K low

\$820K high

Est. Owner Equity

\$693,545

Loan-to-Value

10%

TAX & ASSESSMENT

Property Tax	\$8,016 (2025)
Assessed Value	\$306,920
Previous Assessed	\$269,120
Assessor Market Value	\$767,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.97
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 286 ft²

Porch · 760 ft²

CLIMATE RISK

10
FLOOD

14
WILDFIRE

85
HEAT

94
STORM

45
DROUGHT

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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hembree Springs Elementary School	Elementary	PK–5	0.9 mi
Elkins Pointe Middle School	Middle	6–8	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

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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