

Single Family Residence **RESIDENTIAL**

# 4420 HOLLISTER DR NE

ROSWELL, GA 30075

**\$522,659** TopHap Estimate · \$263 / ft<sup>2</sup> · confidence 84 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,986 ft<sup>2</sup>**

LIVING AREA

**0.23 ac**

LOT SIZE

**1974**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$523K**

\$441K low

\$604K high

Last Sale

**\$530,000 · Feb 18, 2025**

Est. Owner Equity

**\$522,659**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,941 (2025) |
| Assessed Value        | \$197,176      |
| Previous Assessed     | \$148,164      |
| Assessor Market Value | \$492,940      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | COBB                    |
| Lot (acres)   | 0.23                    |
| Foundation    | No Foundation           |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Deck · 36 ft²

Patio · 264 ft²

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 10<br>FLOOD | 13<br>WILDFIRE | 85<br>HEAT | 96<br>STORM | 45<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|-----------------------|-----------|--------|--------|
| Feb 20, 2025 | Financing | Deed                  |           |        |        |
| Feb 14, 2025 | Resale    | Limited Warranty Deed | \$530,000 | \$267  | \$520K |
| May 3, 2023  | Quitclaim | Quit Claim Transfer   |           |        | \$364K |
| Apr 12, 2022 | Financing | Intrafamily Transfer  |           |        |        |
| Apr 12, 2022 | Quitclaim | Quit Claim Transfer   |           |        |        |
| Apr 12, 2022 | Resale    | Limited Warranty Deed | \$378,300 | \$190  | \$381K |
| Oct 9, 2019  | Quitclaim | Quit Claim Transfer   |           |        |        |
| May 8, 2014  | Quitclaim | Quit Claim Transfer   |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Garrison Mill Elementary School | Elementary | KG–5   | 1.4 mi   |
| Mabry Middle School             | Middle     | 6–8    | 2.9 mi   |
| Lassiter High School            | High       | 9–12   | 3.5 mi   |

District: Cobb 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 30075

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>28</b><br>CRIME INDEX | <b>83</b><br>AIR POLLUTION | <b>58,252</b><br>POPULATION | <b>\$152K</b><br>MEDIAN IN-COME | <b>60°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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