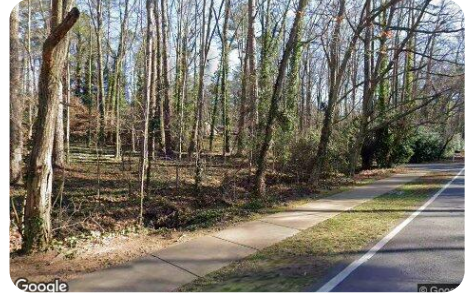


Single Family Residence **RESIDENTIAL**

280 HOLLYBERRY DR

ROSWELL, GA 30076

\$1,308,255 TopHap Estimate · \$292 / ft² · confidence 93 · as of Jul 14, 2026



5

BEDS

4.5

BATHS

4,480 ft²

LIVING AREA

1.36 ac

LOT SIZE

2017

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$1.3M

\$1.2M low

\$1.4M high

Last Sale

\$707,206 · Jan 22, 2018

Est. Owner Equity

\$604,355

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$16,200 (2025)
Assessed Value	\$620,240
Previous Assessed	\$527,120
Assessor Market Value	\$1,550,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

CLIMATE RISK

15
FLOOD

11
WILDFIRE

85
HEAT

94
STORM

45
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 22, 2018	Resale	Grant Deed	\$707,300	\$158	\$453K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Elkins Pointe Middle School	Middle	6–8	0.8 mi
Hembree Springs Elementary School	Elementary	PK–5	0.9 mi
Roswell High School	High	9–12	1.8 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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