

Single Family Residence

RESIDENTIAL

305 HOLLYRIDGE DR

ROSWELL, GA 30076

\$755,012 TopHap Estimate · \$295 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,560 ft²

LIVING AREA

0.69 ac

LOT SIZE

1978

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$755K

\$701K low

\$809K high

Last Sale

\$404,500 · Jul 13, 2016

Est. Owner Equity

\$277,029

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$7,474 (2025)
Assessed Value	\$286,160
Previous Assessed	\$271,480
Assessor Market Value	\$715,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.69
Construction	Brick
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Detached
Pool	No
View	Neighborhood / Spot

Deck

Patio · 248 ft²

Porch · 32 ft²

CLIMATE RISK

1

FLOOD

14

WILDFIRE

85

HEAT

94

STORM

45

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 13, 2016	Resale	Grant Deed	\$404,500	\$158	\$364K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Elkins Pointe Middle School	Middle	6–8	1.1 mi
Hembree Springs Elementary School	Elementary	PK–5	1.1 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 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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