

Single Family Residence **RESIDENTIAL**

# 255 HOLLYBERRY LN

ROSWELL, GA 30076

**\$655,994** TopHap Estimate · \$225 / ft² · confidence 93 · as of Jul 14, 2026



**4**

BEDS

**2.5**

BATHS

**2,911 ft²**

LIVING AREA

**0.84 ac**

LOT SIZE

**1975**

YEAR BUILT

**1**

STORIES

**9**

ROOMS

## VALUATION

**\$656K**

\$612K low

\$700K high

Last Sale

**\$415,000 · Apr 15, 2021**

Est. Owner Equity

**\$270,994**

Loan-to-Value

**58%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,006 (2025) |
| Assessed Value        | \$223,760      |
| Previous Assessed     | \$212,000      |
| Assessor Market Value | \$559,400      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | FULTON                  |
| Lot (acres)   | 0.83                    |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | No                      |
| View          | Neighborhood / Spot     |

Deck   Patio · 175 ft²   Porch · 30 ft²

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 14<br>WILDFIRE | 85<br>HEAT | 94<br>STORM | 45<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                        | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|-----------------------------|-----------|--------|--------|
| Apr 15, 2021 | Resale            | Warranty Deed               | \$415,000 | \$143  | \$385K |
| Sep 2, 2016  | Quitclaim         | Quit Claim Transfer         |           |        | \$209K |
| Aug 11, 2009 | Quitclaim         | Quit Claim Transfer         |           |        | \$228K |
| Sep 21, 2007 | Resale            | Warranty Deed               | \$281,000 | \$97   | \$225K |
| Sep 21, 2007 | Resale            | Grant Deed                  | \$281,000 | \$97   | \$225K |
| May 30, 2006 | Resale            | Deed                        | \$238,000 | \$82   | \$243K |
| Jan 31, 2006 | Recorded document | Deed In Lieu Of Foreclosure |           |        |        |
| Jan 31, 2006 | Recorded document | Grant Deed                  |           |        |        |

## 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>54</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>42,728</b><br>POPULATION | <b>\$113K</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 |
|-----------|----------------|