

Single Family Residence **RESIDENTIAL**

780 FALLING ROCKS CT

ROSWELL, GA 30076

\$886,995 TopHap Estimate · \$210 / ft² · confidence 96 · as of Jul 14, 2026

4
BEDS

3.5
BATHS

4,219 ft²
LIVING AREA

0.25 ac
LOT SIZE

1998
YEAR BUILT

2
STORIES

8
ROOMS

VALUATION

\$887K

\$855K low

\$919K high

Last Sale

\$685,000 · Apr 26, 2021

Est. Owner Equity

\$784,914

Loan-to-Value

12%

TAX & ASSESSMENT

Property Tax

\$5,576 (2025)

Assessed Value

\$255,920

Previous Assessed

\$260,080

Assessor Market Value

\$639,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	FULTON
Lot (acres)	0.25
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 539 ft²

Porch · 154 ft²

CLIMATE RISK

1 FLOOD	9 WILDFIRE	85 HEAT	92 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 19, 2026	Financing	Mortgage			\$102K
Apr 26, 2021	Resale	Warranty Deed	\$685,000	\$162	\$548K
Nov 5, 2015	Quitclaim	Quit Claim Transfer			
Nov 19, 2008	Quitclaim	Quit Claim Transfer			
Jan 3, 2005	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.7 mi
Centennial High School	High	9–12	0.9 mi
Holcomb Bridge Middle School	Middle	6–8	1.0 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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