

Single Family Residence

RESIDENTIAL

740 FALLING ROCKS CT

ROSWELL, GA 30076

\$802,695 TopHap Estimate · \$240 / ft² · confidence 95 · as of Jul 14, 2026

4

BEDS

4.5

BATHS

3,348 ft²

LIVING AREA

0.21 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

14

ROOMS

VALUATION

\$803K

\$760K low

\$846K high

Last Sale

\$385,000 · Dec 20, 2013

Est. Owner Equity

\$472,695

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax

\$6,778 (2025)

Assessed Value

\$259,520

Previous Assessed

\$259,520

Assessor Market Value

\$648,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	FULTON
Lot (acres)	0.21
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 264 ft²

Porch · 44 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
Dec 20, 2013	Resale	Grant Deed	\$385,000	\$115	\$366K
Oct 30, 2012	Non-arms-length	Grant Deed	\$10,000	\$3	\$216K
May 3, 2010	Resale	Grant Deed	\$350,000	\$105	
May 3, 2010	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.6 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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