

Single Family Residence

RESIDENTIAL

720 FALLING ROCKS CT

ROSWELL, GA 30076

\$1,072,786 TopHap Estimate · \$271 / ft² · confidence 94 · as of Jul 14, 2026

4

BEDS

3.5

BATHS

3,959 ft²

LIVING AREA

0.26 ac

LOT SIZE

1998

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$1.1M

\$1M low

\$1.1M high

Last Sale

\$1,010,000 · Oct 18, 2023

Est. Owner Equity

\$163,786

Loan-to-Value

86%

TAX & ASSESSMENT

Property Tax

\$6,616 (2025)

Assessed Value

\$394,880

Previous Assessed

\$256,520

Assessor Market Value

\$987,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	FULTON
Lot (acres)	0.26
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 490 ft²

Porch · 66 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
Oct 17, 2023	Resale	Limited Warranty Deed	\$1,010,000	\$255	\$909K
Nov 24, 2014	Resale	Grant Deed	\$440,000	\$111	\$417K
Nov 24, 2014	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	1.0 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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