

Single Family Residence **RESIDENTIAL**

785 FALLING ROCKS CT

ROSWELL, GA 30076

\$933,310 TopHap Estimate · \$193 / ft² · confidence 94 · as of Jul 14, 2026



4
BEDS

4.5
BATHS

4,828 ft²
LIVING AREA

0.48 ac
LOT SIZE

1996
YEAR BUILT

2
STORIES

14
ROOMS

VALUATION

\$933K

\$880K low

\$986K high

Last Sale

\$471,400 · Jan 31, 2017

Est. Owner Equity

\$308,310

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$5,693 (2025)
Assessed Value	\$293,640
Previous Assessed	\$302,400
Assessor Market Value	\$734,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	FULTON
Lot (acres)	0.48
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck Patio · 853 ft² Porch · 63 ft²

CLIMATE RISK

1 FLOOD	10 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
Jan 31, 2017	Resale	Grant Deed	\$471,400	\$98	\$424K
Aug 11, 2010	Resale	Grant Deed	\$385,000	\$80	
Apr 12, 2010	Non-arms-length	Grant Deed	\$399,500	\$83	
Nov 2, 2007	Resale	Warranty Deed	\$535,000	\$111	\$455K
Nov 2, 2007	Resale	Grant Deed	\$535,000	\$111	\$455K

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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