

Single Family Residence **RESIDENTIAL**

700 FALLING ROCKS CT

ROSWELL, GA 30076

\$734,749 TopHap Estimate · \$220 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

3,337 ft²

LIVING AREA

0.22 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$735K

\$687K low

\$783K high

Last Sale

\$478,000 · Jan 29, 2021

Est. Owner Equity

\$306,749

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$5,773 (2025)
Assessed Value	\$239,640
Previous Assessed	\$247,040
Assessor Market Value	\$599,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	FULTON
Lot (acres)	0.22
Construction	Brick
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 240 ft²

Porch · 714 ft²

CLIMATE RISK

25
FLOOD

9
WILDFIRE

85
HEAT

92
STORM

45
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 29, 2021	Resale	Warranty Deed	\$478,000	\$143	\$428K

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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