

Single Family Residence **RESIDENTIAL**

715 FALLING ROCKS CT

ROSWELL, GA 30076

\$846,302 TopHap Estimate · \$182 / ft² · confidence 94 · as of Jul 14, 2026



4
BEDS

4.5
BATHS

4,651 ft²
LIVING AREA

0.24 ac
LOT SIZE

1996
YEAR BUILT

2
STORIES

14
ROOMS

VALUATION

\$846K

\$793K low

\$900K high

Last Sale

\$516,000 · Apr 17, 2017

Est. Owner Equity

\$474,302

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$6,993 (2025)
Assessed Value	\$279,240
Previous Assessed	\$288,720
Assessor Market Value	\$698,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	FULTON
Lot (acres)	0.24
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck Patio · 572 ft² Porch · 70 ft²

CLIMATE RISK

56 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
Apr 17, 2017	Resale	Grant Deed	\$516,000	\$111	\$413K
Feb 10, 2017	Quitclaim	Quit Claim Transfer			
Oct 2, 2009	Resale	Grant Deed	\$475,000	\$102	
May 23, 2005	Resale	Warranty Deed	\$560,000	\$120	\$448K

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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------