

Single Family Residence **RESIDENTIAL**

705 FALLING ROCKS CT

ROSWELL, GA 30076

\$1,013,398 TopHap Estimate · \$287 / ft² · confidence 89 · as of Jul 14, 2026



6

BEDS

4.5

BATHS

3,530 ft²

LIVING AREA

0.21 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$1M

\$904K low

\$1.1M high

Last Sale

\$915,000 · Jul 13, 2023

Est. Owner Equity

\$1,013,398

TAX & ASSESSMENT

Property Tax	\$8,322 (2025)
Assessed Value	\$318,600
Previous Assessed	\$249,480
Assessor Market Value	\$796,500

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 · 576 ft²

Porch · 73 ft²

CLIMATE RISK

62 FLOOD	9 WILDFIRE	85 HEAT	92 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 10, 2023	Resale	Limited Warranty Deed	\$915,000	\$259	
Jul 8, 2020	Quitclaim	Quit Claim Transfer			
Jan 24, 2018	Resale	Warranty Deed	\$510,000	\$144	

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	Absentee owner
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