

Single Family Residence **RESIDENTIAL**

725 FALLING ROCKS CT

ROSWELL, GA 30076

\$1,121,437 TopHap Estimate · \$285 / ft² · confidence 95 · as of Jul 14, 2026



6

BEDS

4.5

BATHS

3,935 ft²

LIVING AREA

0.25 ac

LOT SIZE

2000

YEAR BUILT

2

STORIES

15

ROOMS

VALUATION

\$1.1M

\$1.1M low

\$1.2M high

Last Sale

\$860,000 · Sep 18, 2024

Est. Owner Equity

\$871,437

Loan-to-Value

23%

TAX & ASSESSMENT

Property Tax	\$4,688 (2025)
Assessed Value	\$340,480
Previous Assessed	\$281,080
Assessor Market Value	\$851,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.25
Construction	Brick
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 684 ft²

Porch · 660 ft²

CLIMATE RISK

48

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
Sep 17, 2024	Resale	Warranty Deed	\$860,000	\$219	
May 9, 2016	Resale	Grant Deed	\$578,000	\$147	\$417K
Jun 19, 2006	Resale	Warranty Deed	\$624,000	\$159	\$495K
Jun 19, 2006	Resale	Grant Deed	\$624,000	\$159	

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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