

Single Family Residence **RESIDENTIAL**

770 FALLING ROCKS CT

ROSWELL, GA 30076

\$834,489 TopHap Estimate · \$214 / ft² · confidence 92 · as of Jul 14, 2026

4
BEDS

4.5
BATHS

3,898 ft²
LIVING AREA

0.22 ac
LOT SIZE

1996
YEAR BUILT

2
STORIES

14
ROOMS

VALUATION

\$834K

\$767K low

\$902K high

Last Sale

\$330,000 · Dec 10, 2003

Est. Owner Equity

\$834,489

TAX & ASSESSMENT

Property Tax	\$1,138 (2024)
Assessed Value	\$241,840
Previous Assessed	\$230,000
Assessor Market Value	\$604,600

PROPERTY FACTS

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

Patio · 391 ft²

Porch · 20 ft²

CLIMATE RISK

1 FLOOD	9 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
Feb 8, 2007	Quitclaim	Quit Claim Transfer			
Aug 2, 2007	Quitclaim	Quit Claim Transfer			

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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