

Single Family Residence **RESIDENTIAL**

745 FALLING ROCKS CT

ROSWELL, GA 30076

\$921,137 TopHap Estimate · \$221 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

4,168 ft²

LIVING AREA

0.25 ac

LOT SIZE

2001

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$921K

\$847K low

\$995K high

Last Sale

\$490,000 · Jun 26, 2001

Est. Owner Equity

\$755,388

Loan-to-Value

19%

TAX & ASSESSMENT

Property Tax	\$6,313 (2025)
Assessed Value	\$260,000
Previous Assessed	\$279,600
Assessor Market Value	\$650,000

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 · 461 ft²

Porch · 471 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.

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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