

Single Family Residence **RESIDENTIAL**

765 FALLING ROCKS CT

ROSWELL, GA 30076

\$843,160 TopHap Estimate · \$239 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,533 ft²

LIVING AREA

0.38 ac

LOT SIZE

2001

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$843K

\$759K low

\$927K high

Last Sale

\$400,000 · May 25, 2016

Est. Owner Equity

\$307,160

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$2,895 (2025)
Assessed Value	\$248,680
Previous Assessed	\$252,200
Assessor Market Value	\$621,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.38
Heating	Yes
Cooling	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 254 ft²

Porch · 471 ft²

CLIMATE RISK

65
FLOOD

10
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 20, 2016	Resale	Grant Deed	\$400,000	\$113	\$360K
Jul 7, 2015	Non-arms-length	Trustees Deed	\$423,000	\$120	
Sep 3, 2013	Recorded document	Trustees Deed	\$100	\$0	
Feb 1, 2013	Quitclaim	Quit Claim Transfer			
Jun 9, 2007	Recorded document	Grant Deed			
Jun 9, 2007	Recorded document	Grant Deed			

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
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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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