

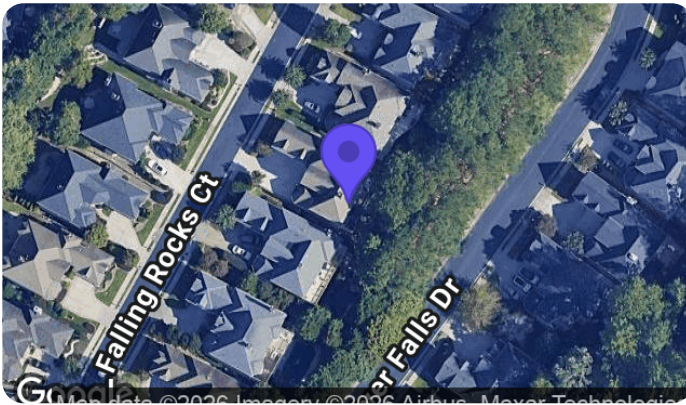
Single Family Residence

RESIDENTIAL

735 FALLING ROCKS CT

ROSWELL, GA 30076

\$842,412 TopHap Estimate · \$234 / ft² · confidence 84 · as of Jul 14, 2026



5

BEDS

3.5

BATHS

3,596 ft²

LIVING AREA

0.24 ac

LOT SIZE

2000

YEAR BUILT

1

STORIES

15

ROOMS

VALUATION

\$842K

\$706K low

\$979K high

Est. Owner Equity

\$842,412

TAX & ASSESSMENT

Property Tax	\$7,264 (2025)
Assessed Value	\$278,120
Previous Assessed	\$282,480
Assessor Market Value	\$695,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.24
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.

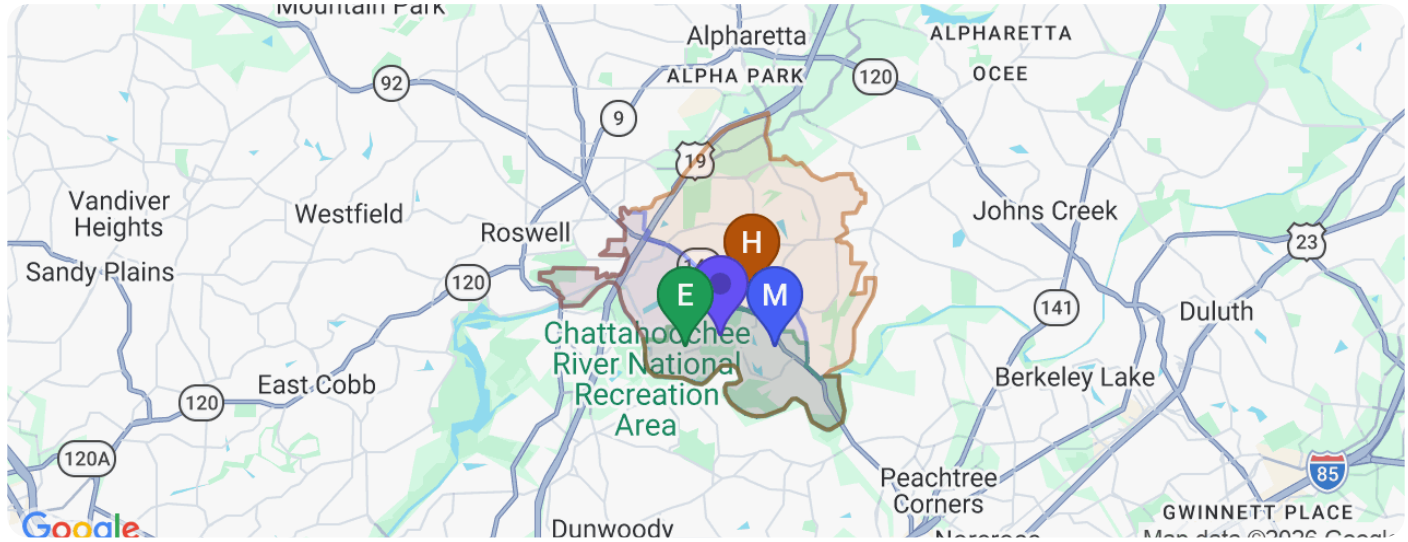
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 21, 2025	Financing	Warranty Deed			
Aug 21, 2025	Resale	Warranty Deed	\$825,000	\$229	
Oct 1, 2019	Resale	Grant Deed	\$482,500	\$134	\$386K
Jun 6, 2005	Resale	Deed	\$449,900	\$125	\$360K

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	Absentee owner
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