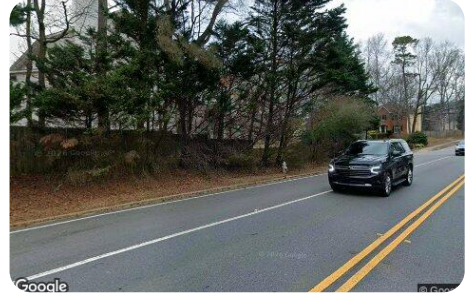


Single Family Residence **RESIDENTIAL**

105 DERBY FOREST CT

ROSWELL, GA 30076

\$720,154 TopHap Estimate · \$229 / ft² · confidence 94 · as of Jul 14, 2026



5
BEDS

2.5
BATHS

3,150 ft²
LIVING AREA

0.7 ac
LOT SIZE

1985
YEAR BUILT

2
STORIES

6
ROOMS

VALUATION

\$720K

\$679K low

\$761K high

Last Sale

\$303,000 · Apr 24, 2007

Est. Owner Equity

\$0

Loan-to-Value

108%

TAX & ASSESSMENT

Property Tax	\$4,170 (2025)
Assessed Value	\$159,640
Previous Assessed	\$164,440
Assessor Market Value	\$399,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.70
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 269 ft²

Porch · 260 ft²

CLIMATE RISK

1

FLOOD

13

WILDFIRE

85

HEAT

94

STORM

41

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 12, 2007	Quitclaim	Quit Claim Transfer			
Apr 12, 2007	Resale	Grant Deed	\$303,000	\$96	\$288K
Apr 12, 2007	Quitclaim	Quit Claim Transfer			
Apr 12, 2007	Resale	Grant Deed	\$303,000	\$96	
Jan 2, 2007	Non-arms-length	Trustees Deed	\$305,417	\$97	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hembree Springs Elementary School	Elementary	PK–5	0.6 mi
Elkins Pointe Middle School	Middle	6–8	0.6 mi
Roswell High School	High	9–12	2.0 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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