

Single Family Residence **RESIDENTIAL**

115 DERBY FOREST CT

ROSWELL, GA 30076

\$703,606 TopHap Estimate · \$306 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

1.5

BATHS

2,298 ft²

LIVING AREA

0.7 ac

LOT SIZE

1985

YEAR BUILT

2

STORIES

5

ROOMS

VALUATION

\$704K

\$669K low

\$738K high

Last Sale

\$340,500 · Dec 7, 2016

Est. Owner Equity

\$83,342

Loan-to-Value

92%

TAX & ASSESSMENT

Property Tax	\$3,602 (2025)
Assessed Value	\$149,400
Previous Assessed	\$153,600
Assessor Market Value	\$373,500

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 · 220 ft²

Porch · 32 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
Mar 20, 2011	Recorded document	Affidavit Of Death			

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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