

Single Family Residence

RESIDENTIAL

110 DERBY FOREST CT

ROSWELL, GA 30076

\$671,307 TopHap Estimate · \$243 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,760 ft²

LIVING AREA

0.69 ac

LOT SIZE

1986

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$671K

\$636K low

\$707K high

Last Sale

\$208,000 · Nov 10, 1999

Est. Owner Equity

\$671,307

TAX & ASSESSMENT

Property Tax	\$3,301 (2025)
Assessed Value	\$144,200
Previous Assessed	\$148,200
Assessor Market Value	\$360,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.69
Heating	Yes
Cooling	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 528 ft²

Porch · 28 ft²

CLIMATE RISK

1 FLOOD	3 WILDFIRE	85 HEAT	94 STORM	45 DROUGHT
------------	---------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------