

Single Family Residence **RESIDENTIAL**

120 DERBY FOREST CT

ROSWELL, GA 30076

\$811,550 TopHap Estimate · \$221 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,675 ft²

LIVING AREA

0.69 ac

LOT SIZE

1985

YEAR BUILT

2

STORIES

5

ROOMS

VALUATION

\$812K

\$742K low

\$881K high

Est. Owner Equity

\$207,550

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$7,769 (2025)
Assessed Value	\$297,440
Previous Assessed	\$163,480
Assessor Market Value	\$743,600

PROPERTY FACTS

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

Deck

Patio · 200 ft²

Porch · 50 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
May 30, 2024	Resale	Warranty Deed	\$755,000	\$205	\$604K
May 30, 2024	Financing	Warranty Deed			

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	1.9 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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