

Single Family Residence **RESIDENTIAL**

170 DERBY FOREST CT

ROSWELL, GA 30076

\$658,193 TopHap Estimate · \$191 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,443 ft²

LIVING AREA

0.69 ac

LOT SIZE

1986

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$658K

\$610K low

\$706K high

Last Sale

\$525,000 · Mar 5, 2021

Est. Owner Equity

\$93,193

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$4,204 (2025)
Assessed Value	\$172,440
Previous Assessed	\$177,960
Assessor Market Value	\$431,100

PROPERTY FACTS

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

Porch · 464 ft²

CLIMATE RISK

1
FLOOD

12
WILDFIRE

85
HEAT

94
STORM

41
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 5, 2021	Resale	Warranty Deed	\$525,000	\$152	\$420K
Mar 28, 2012	Resale	Warranty Deed	\$340,000	\$99	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hembree Springs Elementary School	Elementary	PK–5	0.7 mi
Elkins Pointe Middle School	Middle	6–8	0.8 mi
Roswell High School	High	9–12	1.8 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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