

Single Family Residence **RESIDENTIAL**

165 HEMBREE FOREST CIR

ROSWELL, GA 30076

\$470,481 TopHap Estimate · \$416 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,132 ft²

LIVING AREA

0.57 ac

LOT SIZE

1981

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$470K

\$455K low

\$486K high

Last Sale

\$450,000 · Mar 18, 2025

Est. Owner Equity

\$20,481

Loan-to-Value

101%

TAX & ASSESSMENT

Property Tax	\$3,476 (2025)
Assessed Value	\$133,080
Previous Assessed	\$122,000
Assessor Market Value	\$332,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	FULTON
Lot (acres)	0.57
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No
View	Neighborhood / Spot

Patio · 144 ft²

CLIMATE RISK

72
FLOOD

11
WILDFIRE

85
HEAT

94
STORM

41
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 10, 2025	Non-arms-length	Trustees Deed	\$450,000	\$398	\$450K
Aug 19, 2022	Resale	Warranty Deed	\$420,000	\$371	
Mar 15, 2022	Resale	Warranty Deed	\$305,000	\$269	\$285K

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

Milton High School	High	9–12	2.6 mi
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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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