

Single Family Residence **RESIDENTIAL**

100 DERBY FOREST CT

ROSWELL, GA 30076

\$690,617 TopHap Estimate · \$219 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

3,156 ft²

LIVING AREA

0.69 ac

LOT SIZE

1986

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$691K

\$634K low

\$747K high

Last Sale

\$318,000 · Jan 28, 2008

Est. Owner Equity

\$473,397

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax	\$3,636 (2025)
Assessed Value	\$161,680
Previous Assessed	\$164,200
Assessor Market Value	\$404,200

PROPERTY FACTS

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

Patio · 140 ft²

Porch · 28 ft²

CLIMATE RISK

40
FLOOD

4
WILDFIRE

85
HEAT

94
STORM

45
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 28, 2007	Resale	Deed	\$318,000	\$101	\$254K

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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