

Single Family Residence **RESIDENTIAL**

165 DERBY FOREST CT

ROSWELL, GA 30076

\$620,021 TopHap Estimate · \$221 / ft² · confidence 93 · as of Jul 14, 2026



4
BEDS

3.5
BATHS

2,804 ft²
LIVING AREA

0.69 ac
LOT SIZE

1986
YEAR BUILT

2
STORIES

5
ROOMS

VALUATION

\$620K

\$575K low

\$665K high

Last Sale

\$267,500 · Jul 6, 2011

Est. Owner Equity

\$445,021

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax	\$3,494 (2025)
Assessed Value	\$157,760
Previous Assessed	\$162,480
Assessor Market Value	\$394,400

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 · 556 ft² Porch · 280 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
Jun 23, 2011	Resale	Warranty Deed	\$267,500	\$95	\$214K
Oct 3, 2005	Quitclaim	Quit Claim Transfer			\$260K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hembree Springs Elementary School	Elementary	PK–5	0.7 mi
Elkins Pointe Middle School	Middle	6–8	0.7 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	Owner occupied
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