

Single Family Residence

RESIDENTIAL

470 HEMBREE FOREST CIR

ROSWELL, GA 30076

\$363,455 TopHap Estimate · \$329 / ft² · confidence 79 · as of Jul 14, 2026

3

BEDS

2.5

BATHS

1,104 ft²

LIVING AREA

0.3 ac

LOT SIZE

1981

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$363K

\$286K low

\$441K high

Last Sale

\$170,000 · May 19, 2014

Est. Owner Equity

\$210,455

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax

\$1,126 (2025)

Assessed Value

\$87,120

Previous Assessed

\$103,560

Assessor Market Value

\$217,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	FULTON
Lot (acres)	0.30
Heating	Yes
Cooling	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 176 ft²

CLIMATE RISK

56

FLOOD

11

WILDFIRE

85

HEAT

91

STORM

41

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 19, 2014	Resale	Grant Deed	\$170,000	\$154	\$153K
Feb 24, 2014	Resale	Grant Deed	\$107,000	\$97	
Jan 3, 2012	Non-arms-length	Grant Deed	\$156,786	\$142	
Jan 3, 2012	Non-arms-length	Trustees Deed	\$197,025	\$178	
Dec 21, 2005	Resale	Deed	\$167,000	\$151	\$164K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hembree Springs Elementary School	Elementary	PK–5	0.6 mi
Elkins Pointe Middle School	Middle	6–8	0.7 mi
Milton High School	High	9–12	2.6 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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