

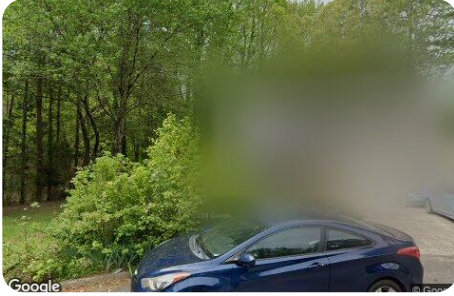
Single Family Residence

RESIDENTIAL

705 LAKE FOREST CT

ROSWELL, GA 30076

\$514,088 TopHap Estimate · \$402 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,278 ft²

LIVING AREA

0.56 ac

LOT SIZE

1983

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$514K

\$483K low

\$545K high

Last Sale

\$315,000 · Jan 24, 2022

Est. Owner Equity

\$224,288

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$4,421 (2025)
Assessed Value	\$169,280
Previous Assessed	\$126,000
Assessor Market Value	\$423,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	FULTON
Lot (acres)	0.56
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No
View	Neighborhood / Spot

Deck Patio · 304 ft² Porch · 30 ft²

CLIMATE RISK

1 FLOOD	10 WILDFIRE	85 HEAT	94 STORM	41 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 21, 2022	Resale	Warranty Deed	\$315,000	\$246	\$290K
Jan 5, 2007	Resale	Warranty Deed	\$180,000	\$141	\$162K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Northwood Elementary School	Elementary	KG–5	0.7 mi
Centennial High School	High	9–12	1.2 mi
Haynes Bridge Middle School	Middle	6–8	1.4 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	Absentee owner
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