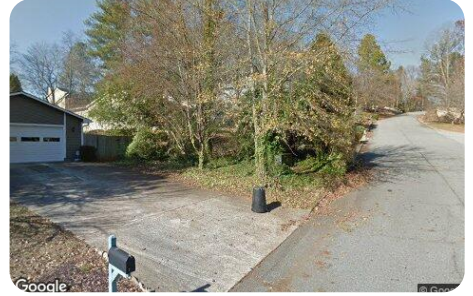
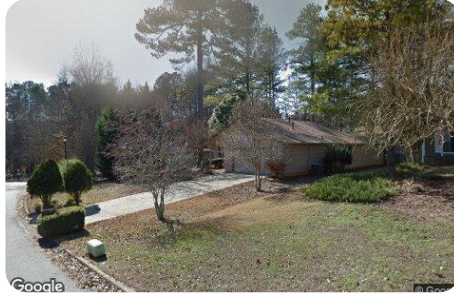


Single Family Residence **RESIDENTIAL**

# 9800 LAKE FOREST WAY

ROSWELL, GA 30076

**\$521,366** TopHap Estimate · \$275 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**  
BEDS

**2**  
BATHS

**1,898 ft<sup>2</sup>**  
LIVING AREA

**0.35 ac**  
LOT SIZE

**1980**  
YEAR BUILT

**1**  
STORIES

**5**  
ROOMS

## VALUATION

**\$521K**

\$494K low

\$549K high

Last Sale

**\$481,000 · Apr 27, 2022**

Est. Owner Equity

**\$137,719**

Loan-to-Value

**74%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,010 (2025) |
| Assessed Value        | \$198,800      |
| Previous Assessed     | \$186,920      |
| Assessor Market Value | \$497,000      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | FULTON                  |
| Lot (acres)   | 0.35                    |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | No                      |
| View          | Neighborhood / Spot     |

Patio · 216 ft²

Porch · 150 ft²

## CLIMATE RISK

|            |               |            |             |               |
|------------|---------------|------------|-------------|---------------|
| 1<br>FLOOD | 8<br>WILDFIRE | 85<br>HEAT | 94<br>STORM | 41<br>DROUGHT |
|------------|---------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Apr 26, 2022 | Resale | Warranty Deed | \$481,000 | \$253  | \$384K |
| Sep 7, 2018  | Resale | Grant Deed    | \$295,000 | \$155  | \$145K |
| Jun 26, 2007 | Resale | Deed          | \$200,000 | \$105  | \$160K |
| Jun 26, 2007 | Resale | Grant Deed    | \$200,000 | \$105  | \$160K |

## 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    | 1.8 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>54</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>42,728</b><br>POPULATION | <b>\$113K</b><br>MEDIAN IN-COME | <b>60°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|