

Single Family Residence

RESIDENTIAL

9805 LAKE FOREST WAY

ROSWELL, GA 30076

\$560,314 TopHap Estimate · \$431 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

1,300 ft²

LIVING AREA

0.33 ac

LOT SIZE

1981

YEAR BUILT

1

STORIES

9

ROOMS

1

PARKING

VALUATION

\$560K

\$541K low

\$580K high

Last Sale

\$320,000 · Oct 8, 2020

Est. Owner Equity

\$304,314

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$4,705 (2025)
Assessed Value	\$180,120
Previous Assessed	\$183,680
Assessor Market Value	\$450,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	FULTON
Lot (acres)	0.33
Heating	Central
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No
View	Neighborhood / Spot

Deck

Patio · 368 ft²

Porch · 108 ft²

CLIMATE RISK

1

FLOOD

3

WILDFIRE

85

HEAT

94

STORM

41

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 8, 2020	Resale	Grant Deed	\$320,000	\$246	\$256K
Jul 23, 2014	Resale	Grant Deed	\$225,000	\$173	\$221K
May 27, 2010	Resale	Deed	\$125,000	\$96	\$157K
May 27, 2010	Resale	Grant Deed	\$125,000	\$96	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Northwood Elementary School	Elementary	KG–5	0.7 mi
Centennial High School	High	9–12	1.1 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

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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