

Single Family Residence **RESIDENTIAL**

9760 LAKE FOREST WAY

ROSWELL, GA 30076

\$516,544 TopHap Estimate · \$272 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,898 ft²

LIVING AREA

0.29 ac

LOT SIZE

1980

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$517K

\$489K low

\$544K high

Last Sale

\$278,000 · Sep 13, 2018

Est. Owner Equity

\$232,732

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$4,426 (2025)
Assessed Value	\$169,440
Previous Assessed	\$172,760
Assessor Market Value	\$423,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	FULTON
Lot (acres)	0.29
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 370 ft²

CLIMATE RISK

1 FLOOD	5 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
Sep 13, 2018	Resale	Grant Deed	\$278,000	\$146	\$284K
Jun 9, 2015	Quitclaim	Quit Claim Transfer			\$198K
Feb 25, 2010	Resale	Grant Deed	\$189,000	\$100	
Oct 7, 2005	Quitclaim	Quit Claim Transfer			

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	1.9 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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