

Single Family Residence

**RESIDENTIAL**

# 710 LAKE FOREST CT

ROSWELL, GA 30076

**\$510,687**

TopHap Estimate · \$303 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,684 ft<sup>2</sup>**

LIVING AREA

**0.57 ac**

LOT SIZE

**1980**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

## VALUATION

**\$511K**

\$480K low

\$541K high

Last Sale

**\$457,000 · Jan 31, 2024**

Est. Owner Equity

**\$61,965**

Loan-to-Value

**87%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,126 (2025) |
| Assessed Value        | \$200,440      |
| Previous Assessed     | \$163,640      |
| Assessor Market Value | \$501,100      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | FULTON                  |
| Lot (acres)   | 0.57                    |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | No                      |
| View          | Neighborhood / Spot     |

Patio · 192 ft²

Porch · 112 ft²

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 10<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   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Jan 31, 2024 | Resale    | Warranty Deed       | \$457,000 | \$271  | \$449K |
| Jan 31, 2024 | Quitclaim | Quit Claim Transfer | \$457,000 | \$271  |        |

## 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    | 1.3 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<br>CRIME INDEX | 82<br>AIR POLLUTION | 42,728<br>POPULATION | \$113K<br>MEDIAN IN-COME | 60°F<br>AVG TEMP | 61%<br>SUNSHINE |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|