

Single Family Residence

RESIDENTIAL

705 LAKE FOREST PASS

ROSWELL, GA 30076

\$574,852 TopHap Estimate · \$207 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,779 ft²

LIVING AREA

0.31 ac

LOT SIZE

1980

YEAR BUILT

2

STORIES

10

ROOMS

VALUATION

\$575K

\$560K low

\$589K high

Last Sale

\$453,000 · Oct 6, 2022

Est. Owner Equity

\$176,212

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$5,249 (2025)
Assessed Value	\$200,960
Previous Assessed	\$204,920
Assessor Market Value	\$502,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.31
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Porch · 306 ft²

CLIMATE RISK

47 FLOOD	5 WILDFIRE	85 HEAT	94 STORM	41 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 29, 2022	Resale	Warranty Deed	\$453,000	\$163	\$399K
Apr 11, 2022	Resale	Warranty Deed	\$482,800	\$174	
Apr 11, 2022	Resale	Warranty Deed	\$482,800	\$174	
Oct 16, 2013	Quitclaim	Quit Claim Transfer			
Mar 19, 2013	Resale	Grant Deed	\$162,750	\$59	
Jul 3, 2012	Non-arms-length	Trustees Deed	\$176,022	\$63	
Jan 11, 2008	Recorded document	Warranty Deed			
Nov 1, 2005	Non-arms-length	Trustees Deed	\$166,600	\$60	\$170K
Jan 4, 2005	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Northwood Elementary School	Elementary	KG–5	0.6 mi
Centennial High School	High	9–12	1.2 mi
Haynes Bridge Middle School	Middle	6–8	1.6 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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