

Single Family Residence

RESIDENTIAL

780 LAKE FOREST PASS

ROSWELL, GA 30076

\$476,908 TopHap Estimate · \$338 / ft² · confidence 92 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

1,412 ft²
LIVING AREA

0.49 ac
LOT SIZE

1984
YEAR BUILT

1
STORIES

7
ROOMS

2
PARKING

VALUATION

\$477K

\$441K low

\$513K high

Last Sale

\$150,000 · Sep 9, 1999

Est. Owner Equity

\$378,108

Loan-to-Value

21%

TAX & ASSESSMENT

Property Tax	\$3,211 (2025)
Assessed Value	\$184,800
Previous Assessed	\$188,480
Assessor Market Value	\$462,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	FULTON
Lot (acres)	0.49
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No
View	Neighborhood / Spot

Deck

Patio · 376 ft²

Porch · 288 ft²

CLIMATE RISK

1

FLOOD

11

WILDFIRE

85

HEAT

94

STORM

41

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 3, 2012	Quitclaim	Quit Claim Transfer			\$99K

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	1.7 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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