

Single Family Residence **RESIDENTIAL**

770 LAKE FOREST PASS

ROSWELL, GA 30076

\$514,611 TopHap Estimate · \$271 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,898 ft²

LIVING AREA

0.5 ac

LOT SIZE

1983

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$515K

\$494K low

\$535K high

Last Sale

\$210,000 · May 23, 2008

Est. Owner Equity

\$386,611

Loan-to-Value

25%

TAX & ASSESSMENT

Property Tax	\$2,540 (2025)
Assessed Value	\$184,960
Previous Assessed	\$188,600
Assessor Market Value	\$462,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	FULTON
Lot (acres)	0.50
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck Patio · 420 ft² Porch · 190 ft²

CLIMATE RISK

1 FLOOD	9 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
May 8, 2008	Resale	Grant Deed	\$210,000	\$111	\$168K
Jan 30, 2008	Quitclaim	Quit Claim Transfer			\$65K
Jan 30, 2008	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	1.7 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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