

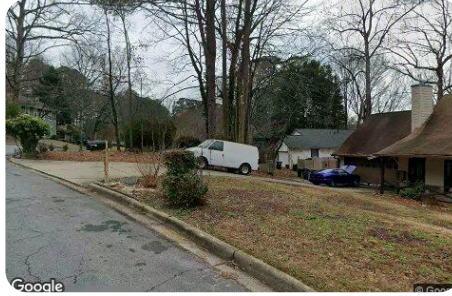
Single Family Residence

RESIDENTIAL

765 LAKE FOREST PASS

ROSWELL, GA 30076

\$452,718 TopHap Estimate · \$326 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,390 ft²

LIVING AREA

0.42 ac

LOT SIZE

1983

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$453K

\$432K low

\$473K high

Last Sale

\$307,500 · Oct 27, 2021

Est. Owner Equity

\$86,215

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$4,057 (2025)
Assessed Value	\$155,320
Previous Assessed	\$158,320
Assessor Market Value	\$388,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	FULTON
Lot (acres)	0.42
Heating	Central
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck Patio · 120 ft² Porch · 210 ft²

CLIMATE RISK

60
FLOOD

11
WILDFIRE

85
HEAT

94
STORM

41
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 27, 2021	Resale	Warranty Deed	\$307,500	\$221	
Oct 27, 2021	Financing	Warranty Deed			
Jun 13, 2007	Quitclaim	Quit Claim Transfer			
Jun 13, 2007	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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