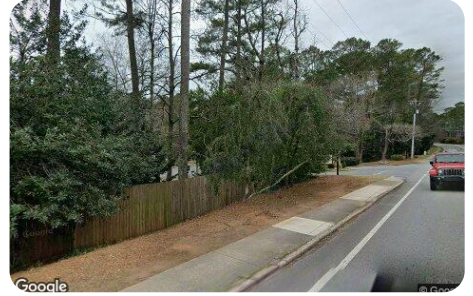


Single Family Residence **RESIDENTIAL**

11005 LAKE FOREST WAY

ROSWELL, GA 30076

\$474,111 TopHap Estimate · \$431 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,099 ft²

LIVING AREA

0.5 ac

LOT SIZE

1976

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$474K

\$458K low

\$490K high

Last Sale

\$355,500 · Jul 15, 2021

Est. Owner Equity

\$136,886

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$3,669 (2025)
Assessed Value	\$151,960
Previous Assessed	\$152,560
Assessor Market Value	\$379,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	FULTON
Lot (acres)	0.50
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No
View	Neighborhood / Spot

Deck

Patio · 140 ft²

Porch · 35 ft²

CLIMATE RISK

1

FLOOD

5

WILDFIRE

85

HEAT

94

STORM

45

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 15, 2021	Resale	Warranty Deed	\$355,500	\$323	\$337K
Nov 15, 2012	Quitclaim	Quit Claim Transfer			
Nov 15, 2012	Resale	Warranty Deed	\$158,000	\$144	\$155K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Northwood Elementary School	Elementary	KG–5	0.7 mi
Centennial High School	High	9–12	1.3 mi

Haynes Bridge Middle School	Middle	6–8	1.4 mi
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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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