

Single Family Residence

**RESIDENTIAL**

# 635 LAKE FOREST CT

ROSWELL, GA 30076

**\$487,524** TopHap Estimate · \$296 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,645 ft<sup>2</sup>**

LIVING AREA

**0.29 ac**

LOT SIZE

**1980**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

## VALUATION

**\$488K**

\$462K low

\$513K high

Last Sale

**\$330,000 · Feb 5, 2021**

Est. Owner Equity

**\$174,024**

Loan-to-Value

**66%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,985 (2025) |
| Assessed Value        | \$152,560      |
| Previous Assessed     | \$154,960      |
| Assessor Market Value | \$381,400      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | FULTON                  |
| Lot (acres)   | 0.29                    |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | Yes                     |
| View          | Neighborhood / Spot     |

Patio · 1,448 ft²

Porch · 45 ft²

## CLIMATE RISK

1

FLOOD

6

WILDFIRE

85

HEAT

94

STORM

41

DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Feb 5, 2021  | Resale    | Warranty Deed       | \$330,000 | \$201  | \$314K |
| Dec 30, 2020 | Resale    | Grant Deed          | \$315,000 | \$191  |        |
| Jul 16, 2020 | 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   | 1.2 mi   |
| Haynes Bridge Middle School | Middle     | 6–8    | 1.4 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>54</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>42,728</b><br>POPULATION | <b>\$113K</b><br>MEDIAN IN-COME | <b>60°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|