

Single Family Residence **RESIDENTIAL**

9855 LAKE FOREST WAY

ROSWELL, GA 30076

\$583,968 TopHap Estimate · \$213 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

2,736 ft²
LIVING AREA

0.34 ac
LOT SIZE

1982
YEAR BUILT

2
STORIES

6
ROOMS

VALUATION

\$584K

\$559K low

\$609K high

Last Sale

\$310,000 · Jun 6, 2019

Est. Owner Equity

\$335,968

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$3,911 (2025)
Assessed Value	\$204,160
Previous Assessed	\$208,160
Assessor Market Value	\$510,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.34
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 56 ft²

Porch · 36 ft²

CLIMATE RISK

1 FLOOD	3 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
Jun 6, 2019	Resale	Grant Deed	\$310,000	\$113	\$248K
Jul 17, 2012	Quitclaim	Quit Claim Transfer			
Apr 14, 2004	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Northwood Elementary School	Elementary	KG–5	0.6 mi
Centennial High School	High	9–12	1.2 mi
Haynes Bridge Middle School	Middle	6–8	1.8 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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