

Single Family Residence

RESIDENTIAL

9845 LAKE FOREST WAY

ROSWELL, GA 30076

\$511,940 TopHap Estimate · \$277 / ft² · confidence 96 · as of Jul 14, 2026

4

BEDS

2

BATHS

1,848 ft²

LIVING AREA

0.32 ac

LOT SIZE

1986

YEAR BUILT

2

STORIES

10

ROOMS

VALUATION

\$512K

\$493K low

\$531K high

Last Sale

\$288,000 · Mar 27, 2019

Est. Owner Equity

\$238,940

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax

\$4,250 (2025)

Assessed Value

\$162,720

Previous Assessed

\$168,560

Assessor Market Value

\$406,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.32
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 140 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
Mar 10, 2021	Financing	Warranty Deed			
Mar 27, 2019	Resale	Grant Deed	\$288,000	\$156	\$274K
Apr 27, 2006	Resale	Grant Deed	\$177,500	\$96	\$143K
Nov 1, 2005	Non-arms-length	Trustees Deed	\$185,972	\$101	

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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