

Single Family Residence **RESIDENTIAL**

9890 LAKE FOREST WAY

ROSWELL, GA 30076

\$460,426 TopHap Estimate · \$347 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,328 ft²

LIVING AREA

0.31 ac

LOT SIZE

1980

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$460K

\$433K low

\$488K high

Last Sale

\$160,000 · May 16, 2002

Est. Owner Equity

\$328,426

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$2,192 (2025)
Assessed Value	\$162,960
Previous Assessed	\$166,160
Assessor Market Value	\$407,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	FULTON
Lot (acres)	0.31
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No
View	Neighborhood / Spot

Patio · 270 ft²

Porch · 36 ft²

CLIMATE RISK

1
FLOOD

12
WILDFIRE

85
HEAT

94
STORM

41
DROUGHT

Scores 0–100; higher = greater projected risk.

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	1.7 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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