

Single Family Residence **RESIDENTIAL**

9985 LAKE FOREST WAY

ROSWELL, GA 30076

\$500,073 TopHap Estimate · \$259 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,932 ft²

LIVING AREA

0.29 ac

LOT SIZE

1980

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$500K

\$475K low

\$525K high

Last Sale

\$495,000 · Dec 10, 2025

Est. Owner Equity

\$104,073

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$4,666 (2025)
Assessed Value	\$178,640
Previous Assessed	\$152,000
Assessor Market Value	\$446,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	FULTON
Lot (acres)	0.29
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 192 ft²

CLIMATE RISK

41

FLOOD

3

WILDFIRE

85

HEAT

94

STORM

45

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 5, 2025	Resale	Warranty Deed	\$495,000	\$256	\$396K
Apr 28, 2022	Resale	Warranty Deed	\$380,000	\$197	\$304K

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	1.6 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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