

Single Family Residence **RESIDENTIAL**

9990 LAKE FOREST WAY

ROSWELL, GA 30076

\$531,671 TopHap Estimate · \$379 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,404 ft²

LIVING AREA

0.29 ac

LOT SIZE

1981

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$532K

\$518K low

\$545K high

Last Sale

\$525,000 · Jul 24, 2024

Est. Owner Equity

\$111,671

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$4,388 (2025)
Assessed Value	\$168,000
Previous Assessed	\$211,200
Assessor Market Value	\$420,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	FULTON
Lot (acres)	0.29
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No
View	Neighborhood / Spot

Deck

Patio · 160 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
Jul 19, 2024	Resale	Warranty Deed	\$525,000	\$374	\$420K
Jun 2, 2021	Resale	Warranty Deed	\$385,000	\$274	\$235K
Apr 7, 2016	Resale	Grant Deed	\$240,000	\$171	\$204K
Aug 5, 2013	Resale	Warranty Deed	\$203,000	\$145	\$173K

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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------