

Single Family Residence **RESIDENTIAL**

9955 LAKE FOREST WAY

ROSWELL, GA 30076

\$526,734 TopHap Estimate · \$219 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,404 ft²

LIVING AREA

0.32 ac

LOT SIZE

1980

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$527K

\$481K low

\$573K high

Last Sale

\$119,000 · Apr 1, 2010

Est. Owner Equity

\$431,534

Loan-to-Value

18%

TAX & ASSESSMENT

Property Tax	\$1,329 (2025)
Assessed Value	\$170,160
Previous Assessed	\$173,480
Assessor Market Value	\$425,400

PROPERTY FACTS

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

Deck Patio · 288 ft² Porch · 155 ft²

CLIMATE RISK

1
FLOOD

3
WILDFIRE

85
HEAT

94
STORM

41
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 23, 2010	Resale	Grant Deed	\$119,000	\$50	
Mar 12, 2010	Non-arms-length	Grant Deed	\$104,101	\$43	

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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