

Single Family Residence **RESIDENTIAL**

9965 LAKE FOREST WAY

ROSWELL, GA 30076

\$478,187 TopHap Estimate · \$236 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,028 ft²

LIVING AREA

0.29 ac

LOT SIZE

1981

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$478K

\$448K low

\$508K high

Est. Owner Equity

\$430,187

Loan-to-Value

10%

TAX & ASSESSMENT

Property Tax	\$842 (2025)
Assessed Value	\$155,400
Previous Assessed	\$158,480
Assessor Market Value	\$388,500

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

Patio · 180 ft²

Porch · 100 ft²

CLIMATE RISK

40
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
Sep 4, 2019	Quitclaim	Quit Claim Transfer			

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	Absentee owner
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