

Single Family Residence **RESIDENTIAL**

9905 LAKE FOREST WAY

ROSWELL, GA 30076

\$490,480 TopHap Estimate · \$362 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

1,354 ft²
LIVING AREA

0.32 ac
LOT SIZE

1983
YEAR BUILT

1
STORIES

7
ROOMS

2
PARKING

VALUATION

\$490K

\$470K low

\$511K high

Last Sale

\$420,000 · Aug 18, 2022

Est. Owner Equity

\$175,480

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$4,294 (2025)
Assessed Value	\$164,400
Previous Assessed	\$168,000
Assessor Market Value	\$411,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	FULTON
Lot (acres)	0.32
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No
View	Neighborhood / Spot

Patio · 270 ft²

Porch · 42 ft²

CLIMATE RISK

1
FLOOD

4
WILDFIRE

85
HEAT

94
STORM

41
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 16, 2022	Resale	Warranty Deed	\$420,000	\$310	\$315K
Jan 1, 2022	Financing	Warranty Deed			
Dec 12, 2019	Financing	Grant Deed			\$206K
Dec 12, 2019	Recorded document	Grant Deed			
Jan 1, 2018	Resale	Warranty Deed	\$79,000	\$58	
Feb 17, 2006	Resale	Deed	\$194,900	\$144	\$156K
Feb 17, 2006	Resale	Grant Deed	\$194,900	\$144	

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	Absentee owner
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