

Single Family Residence **RESIDENTIAL**

91 RIVER STATION DR

MONROE, GA 30656

\$475,266 TopHap Estimate · \$187 / ft² · confidence 93 · as of Jul 14, 2026



3

BATHS

2,544 ft²

LIVING AREA

0.74 ac

LOT SIZE

2024

YEAR BUILT

2

STORIES

VALUATION

\$475K

\$444K low

\$506K high

Last Sale

\$470,750 · May 22, 2025

Est. Owner Equity

\$87,853

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$5,995 (2025)
Assessed Value	\$195,880
Previous Assessed	\$24,000
Assessor Market Value	\$489,700

PROPERTY FACTS

Property Type	Single Family Residence
County	Walton
Lot (acres)	0.74
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes

Porch · 348 ft²

CLIMATE RISK

1
FLOOD

13
WILDFIRE

87
HEAT

91
STORM

54
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 21, 2025	Resale	Limited Warranty Deed	\$470,750	\$185	\$387K
Oct 18, 2024	Financing	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Monroe Area High School	High	9–12	1.5 mi
Monroe Elementary School	Elementary	PK–5	1.6 mi
Carver Middle School	Middle	6–8	4.7 mi

District: Walton 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 30656

94 CRIME INDEX	74 AIR POLLUTION	21,304 POPULATION	\$79K MEDIAN IN-COME	61°F AVG TEMP	61% SUNSHINE
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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