

Single Family Residence

**RESIDENTIAL**

# 331 RIVER STATION DR

MONROE, GA 30656

**\$469,023** TopHap Estimate · \$192 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BATHS

**2,449 ft<sup>2</sup>**

LIVING AREA

**0.76 ac**

LOT SIZE

**2024**

YEAR BUILT

**2**

STORIES

## VALUATION

**\$469K**

\$449K low

\$489K high

Last Sale

**\$455,000 · Apr 24, 2025**

Est. Owner Equity

**\$173,273**

Loan-to-Value

**68%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,550 (2025) |
| Assessed Value        | \$181,320      |
| Previous Assessed     | \$24,000       |
| Assessor Market Value | \$453,300      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Walton                     |
| Lot (acres)   | 0.76                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Composition Shingle        |
| Heating       | Central                    |
| Cooling       | Central                    |
| Fireplace     | Yes                        |

Porch · 215 ft²

## CLIMATE RISK

**1**  
FLOOD

**14**  
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   |
|--------------|-----------|---------------|-----------|--------|--------|
| Apr 23, 2025 | Resale    | Warranty Deed | \$455,000 | \$186  | \$296K |
| Oct 18, 2024 | Financing | Warranty Deed |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| Monroe Area High School  | High       | 9–12   | 1.3 mi   |
| Monroe Elementary School | Elementary | PK–5   | 1.4 mi   |
| Carver Middle School     | Middle     | 6–8    | 4.6 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

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

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|