

Single Family Residence **RESIDENTIAL**

344 RIVER STATION DR

MONROE, GA 30656

\$444,660 TopHap Estimate · \$182 / ft² · confidence 93 · as of Jul 14, 2026



3

BATHS

2,449 ft²

LIVING AREA

0.78 ac

LOT SIZE

2024

YEAR BUILT

2

STORIES

VALUATION

\$445K

\$416K low

\$474K high

Last Sale

\$441,000 · Jun 9, 2025

Est. Owner Equity

\$3,660

Loan-to-Value

99%

TAX & ASSESSMENT

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

PROPERTY FACTS

Property Type	Single Family Residence
County	Walton
Lot (acres)	0.78
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes

Porch · 215 ft²

CLIMATE RISK

44
FLOOD

13
WILDFIRE

87
HEAT

91
STORM

54
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 6, 2025	Resale	Warranty Deed	\$441,000	\$180	\$441K

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

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