

Single Family Residence **RESIDENTIAL**

# 41 RIVER STATION CT

MONROE, GA 30656

**\$443,407** TopHap Estimate · \$210 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**3**

BATHS

**2,107 ft<sup>2</sup>**

LIVING AREA

**0.68 ac**

LOT SIZE

**2024**

YEAR BUILT

**2**

STORIES

## VALUATION

**\$443K**

\$404K low

\$483K high

Last Sale

**\$435,000 · Oct 1, 2024**

Est. Owner Equity

**\$443,407**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,976 (2025) |
| Assessed Value        | \$162,560      |
| Previous Assessed     | \$24,000       |
| Assessor Market Value | \$406,400      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Walton                     |
| Lot (acres)   | 0.68                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Composition Shingle        |
| Heating       | Central                    |
| Cooling       | Central                    |
| Fireplace     | Yes                        |

Porch · 229 ft²

## CLIMATE RISK

40  
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 |
|--------------|--------|---------------|-----------|--------|------|
| Sep 30, 2024 | Resale | Warranty Deed | \$435,000 | \$206  |      |

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| Monroe Area High School  | High       | 9–12   | 1.3 mi   |
| Monroe Elementary School | Elementary | PK–5   | 1.5 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <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> |
|-----------|-----------------------|