

Single Family Residence

RESIDENTIAL

# 204 RIVER FOREST DR

FORSYTH, GA 31029

**\$636,069**

TopHap Estimate · \$227 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026

**5**

BEDS

**4**

BATHS

**2,804 ft<sup>2</sup>**

LIVING AREA

**1.5 ac**

LOT SIZE

**2004**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$636K**

\$572K low

\$700K high

Last Sale

**\$85,000 · Oct 23, 2003**

Est. Owner Equity

**\$362,069**

Loan-to-Value

**41%**

## TAX & ASSESSMENT

Property Tax

**\$5,948 (2025)**

Assessed Value

**\$230,200**

Previous Assessed

**\$230,200**

Assessor Market Value

**\$575,500**

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| County        | Monroe                                |
| Lot (acres)   | 1.50                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Foundation    | Masonry (Unspecified)                 |
| Roof          | Composition Shingle                   |
| Heating       | Convection                            |
| Cooling       | Central                               |
| Fireplace     | Yes                                   |

Deck · 188 ft²

Patio · 188 ft²

Porch · 269 ft²

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Samuel E. Hubbard Elementary School | Elementary | PK–5   | 7.2 mi   |
| Mary Persons High School            | High       | 9–12   | 7.4 mi   |
| Monroe County Middle School         | Middle     | 6–8    | 8.8 mi   |

District: Monroe 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 31029

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>123</b><br>CRIME INDEX | <b>84</b><br>AIR POLLUTION | <b>19,983</b><br>POPULATION | <b>\$71K</b><br>MEDIAN IN-COME | <b>64°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

**OWNERSHIP**

Occupancy

**Owner occupied**