

Single Family Residence

RESIDENTIAL

104 RIVER FOREST DR

FORSYTH, GA 31029

\$844,305 TopHap Estimate · \$228 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

5

BATHS

3,700 ft²

LIVING AREA

1.25 ac

LOT SIZE

2019

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$844K

\$810K low

\$879K high

Last Sale

\$29,000 · Jun 25, 2018

Est. Owner Equity

\$154,555

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$8,006 (2025)
Assessed Value	\$296,440
Previous Assessed	\$296,440
Assessor Market Value	\$741,100

PROPERTY FACTS

Property Type	Single Family Residence
County	Monroe
Lot (acres)	1.25
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Convection
Cooling	Central
Fireplace	Yes
Pool	Yes

Porch · 716 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 28, 2019	Non-arms-length	Grant Deed	\$1,000	\$0	\$260K
Sep 14, 2018	Financing	Trustees Deed			\$430K
Jun 19, 2018	Resale	Grant Deed	\$29,000	\$8	\$29K
Nov 6, 2017	Non-arms-length	Grant Deed	\$1,000	\$0	\$29K
Jul 24, 2017	Quitclaim	Quit Claim Transfer			
Jul 24, 2017	Resale	Warranty Deed	\$872,000	\$236	
May 8, 2006	Resale	Deed	\$10,403,600	\$2812	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Samuel E. Hubbard Elementary School	Elementary	PK–5	6.9 mi
Mary Persons High School	High	9–12	7.1 mi
Monroe County Middle School	Middle	6–8	8.5 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

123 CRIME INDEX	84 AIR POLLUTION	19,983 POPULATION	\$71K MEDIAN IN-COME	64°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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