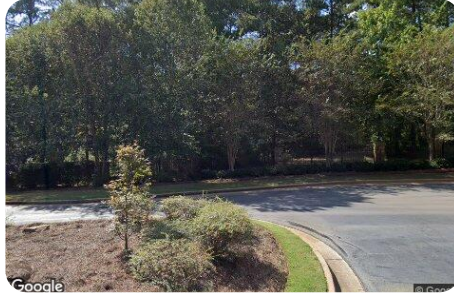


Single Family Residence **RESIDENTIAL**

100 RIVER FOREST DR

FORSYTH, GA 31029

\$739,012 TopHap Estimate · \$203 / ft² · confidence 95 · as of Jun 23, 2026



4

BEDS

4

BATHS

3,637 ft²

LIVING AREA

1.21 ac

LOT SIZE

2018

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$739K

\$702K low

\$776K high

Est. Owner Equity

\$739,012

TAX & ASSESSMENT

Property Tax	\$6,899 (2025)
Assessed Value	\$277,120
Previous Assessed	\$277,120
Assessor Market Value	\$692,800

PROPERTY FACTS

Property Type	Single Family Residence
County	Monroe
Lot (acres)	1.21
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Convection
Cooling	Central
Fireplace	Yes
Pool	Yes

Porch · 750 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 8, 2024	Financing	Warranty Deed			
Aug 6, 2020	Recorded document	Grant Deed			
May 31, 2018	Resale	Grant Deed	\$587,000	\$161	\$225K
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	\$240	
May 8, 2006	Resale	Deed	\$10,403,600	\$2860	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Samuel E. Hubbard Elementary School	Elementary	PK–5	6.8 mi
Mary Persons High School	High	9–12	7.1 mi
Monroe County Middle School	Middle	6–8	8.4 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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