

Single Family Residence

RESIDENTIAL

# 171 RIVER FOREST DR

MACON, GA 31211

**\$296,273** TopHap Estimate · \$117 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026

**2**

BATHS

**2,530 ft<sup>2</sup>**

LIVING AREA

**0.94 ac**

LOT SIZE

**1985**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$296K**

\$267K low

\$325K high

Est. Owner Equity

**\$296,273**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$3,529 (2025)</b> |
| Assessed Value        | <b>\$104,512</b>      |
| Previous Assessed     | <b>\$92,659</b>       |
| Assessor Market Value | <b>\$261,279</b>      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | JONES                   |
| Lot (acres)   | 0.94                    |
| Roof          | Composition Shingle     |
| Heating       | Heat Pump               |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Deck · 238 ft²

Porch · 477 ft²

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                | PRICE     | \$/FT² | LOAN |
|--------------|-----------------|---------------------|-----------|--------|------|
| Feb 1, 2026  | Quitclaim       | Quit Claim Transfer |           |        |      |
| Feb 19, 2013 | Non-arms-length | Grant Deed          | \$73,000  | \$29   |      |
| Oct 2, 2012  | Non-arms-length | Trustees Deed       | \$87,200  | \$34   |      |
| Oct 8, 2004  | Resale          | Grant Deed          | \$149,900 | \$59   |      |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Dames Ferry Elementary School | Elementary | PK–5   | 6.0 mi   |
| Clifton Ridge Middle School   | Middle     | 6–8    | 6.1 mi   |
| Jones County High School      | High       | 9–12   | 9.6 mi   |

District: Jones 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 31211

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>125</b><br>CRIME INDEX | <b>81</b><br>AIR POLLUTION | <b>16,532</b><br>POPULATION | <b>\$54K</b><br>MEDIAN IN-COME | <b>64°F</b><br>AVG TEMP | <b>66%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|