

Single Family Residence **RESIDENTIAL**

# 418 RIVER FOREST DR

MCDONOUGH, GA 30252

**\$365,206** TopHap Estimate · \$151 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**2,411 ft<sup>2</sup>**

LIVING AREA

**0.1 ac**

LOT SIZE

**1998**

YEAR BUILT

**2**

STORIES

**7**

ROOMS

**2**

PARKING

## VALUATION

**\$365K**

**\$339K low**

**\$392K high**

Last Sale

**\$11,963,000 · Aug 8, 2024**

Est. Owner Equity

**\$365,206**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,791 (2025) |
| Assessed Value        | \$145,480      |
| Previous Assessed     | \$145,480      |
| Assessor Market Value | \$363,700      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Henry                   |
| Construction  | Wood (Unspecified)      |
| Foundation    | Brick (Unspecified)     |
| Roof          | Asphalt                 |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Patio · 348 ft²

Porch · 202 ft²

## CLIMATE RISK

**45**  
FLOOD

**14**  
WILDFIRE

**90**  
HEAT

**91**  
STORM

**38**  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED          | PRICE     | \$/FT² | LOAN |
|--------------|-------------------|---------------|-----------|--------|------|
| Aug 23, 2017 | Recorded document | Grant Deed    |           |        |      |
| Aug 12, 2014 | Recorded document | Grant Deed    |           |        |      |
| Aug 7, 2012  | Non-arms-length   | Trustees Deed | \$181,669 | \$75   |      |
| Aug 7, 2012  | Recorded document | Grant Deed    |           |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Union Grove Middle School   | Middle     | 6–8    | 2.3 mi   |
| East Lake Elementary School | Elementary | KG–5   | 2.3 mi   |
| Union Grove High School     | High       | 9–12   | 2.6 mi   |

District: Henry 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 30252

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>64</b><br>CRIME INDEX | <b>83</b><br>AIR POLLUTION | <b>55,740</b><br>POPULATION | <b>\$110K</b><br>MEDIAN IN-COME | <b>62°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|