

Single Family Residence

RESIDENTIAL

416 RIVER FOREST DR

MCDONOUGH, GA 30252

\$363,301 TopHap Estimate · \$157 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,320 ft²

LIVING AREA

4,112 ft²

LOT SIZE

1998

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$363K

\$330K low

\$397K high

Last Sale

\$369,000 · Aug 19, 2025

Est. Owner Equity

\$12,751

Loan-to-Value

97%

TAX & ASSESSMENT

Property Tax	\$2,490 (2025)
Assessed Value	\$144,280
Previous Assessed	\$129,800
Assessor Market Value	\$360,700

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 · 168 ft²

Porch · 196 ft²

CLIMATE RISK

39
FLOOD

14
WILDFIRE

90
HEAT

91
STORM

38
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 14, 2025	Resale	Limited Warranty Deed	\$369,000	\$159	\$351K
May 31, 2006	Quitclaim	Quit Claim Transfer			

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

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

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------