

Single Family Residence **RESIDENTIAL**

409 RIVER FOREST DR

MCDONOUGH, GA 30252

\$490,000 TopHap Estimate · \$202 / ft² · confidence 98 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,427 ft²

LIVING AREA

4,061 ft²

LOT SIZE

1999

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$490K

\$481K low

\$499K high

Last Sale

\$290,000 · Sep 17, 2015

Est. Owner Equity

\$138,000

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$5,274 (2025)
Assessed Value	\$186,800
Previous Assessed	\$172,600
Assessor Market Value	\$467,000

PROPERTY FACTS

Property Type	Single Family Residence
County	HENRY
Lot (acres)	0.09
Construction	Wood (Unspecified)
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Deck Patio · 210 ft² Porch · 33 ft²

CLIMATE RISK

37
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
Mar 5, 2018	Quitclaim	Quit Claim Transfer			\$279K
Sep 17, 2015	Resale	Warranty Deed	\$290,000	\$119	\$285K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Union Grove Middle School	Middle	6–8	2.1 mi
East Lake Elementary School	Elementary	KG–5	2.1 mi
Union Grove High School	High	9–12	2.5 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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