

Single Family Residence

RESIDENTIAL

413 RIVER FOREST DR

MCDONOUGH, GA 30252

\$518,518 TopHap Estimate · \$225 / ft² · confidence 93 · as of Jul 14, 2026



6

BEDS

4

BATHS

2,308 ft²

LIVING AREA

0.1 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$519K

\$482K low

\$555K high

Last Sale

\$325,000 · Nov 30, 2016

Est. Owner Equity

\$203,268

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$1,400 (2025)
Assessed Value	\$208,892
Previous Assessed	\$184,400
Assessor Market Value	\$522,230

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 · 504 ft²

Porch · 294 ft²

CLIMATE RISK

40
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
Nov 30, 2016	Resale	Grant Deed	\$325,000	\$141	\$315K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Union Grove Middle School	Middle	6–8	2.2 mi
East Lake Elementary School	Elementary	KG–5	2.2 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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