

Single Family Residence **RESIDENTIAL**

403 RIVER FOREST DR

MCDONOUGH, GA 30252

\$522,421 TopHap Estimate · \$220 / ft² · confidence 95 · as of Jul 14, 2026



6

BEDS

5

BATHS

2,378 ft²

LIVING AREA

0.15 ac

LOT SIZE

1999

YEAR BUILT

2

STORIES

10

ROOMS

2

PARKING

VALUATION

\$522K

\$499K low

\$546K high

Last Sale

\$440,000 · Dec 28, 2021

Est. Owner Equity

\$222,421

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$2,611 (2025)
Assessed Value	\$188,120
Previous Assessed	\$188,120
Assessor Market Value	\$470,300

PROPERTY FACTS

Property Type	Single Family Residence
County	Henry
Construction	Wood (Unspecified)
Foundation	Concrete
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Patio · 224 ft²

Porch · 33 ft²

CLIMATE RISK

44 FLOOD	15 WILDFIRE	90 HEAT	91 STORM	38 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 28, 2021	Resale	Warranty Deed	\$440,000	\$185	\$300K
Jun 17, 2015	Resale	Warranty Deed	\$300,000	\$126	\$300K
Apr 28, 2014	Quitclaim	Quit Claim Transfer			

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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