

Single Family Residence

RESIDENTIAL

205 RIVER FOREST DR

FORSYTH, GA 31029

\$819,868 TopHap Estimate · \$238 / ft² · confidence 92 · as of Jul 14, 2026

4

BEDS

4

BATHS

3,440 ft²

LIVING AREA

1.01 ac

LOT SIZE

2022

YEAR BUILT

1

STORIES

VALUATION

\$820K

\$752K low

\$887K high

Last Sale

\$789,900 · Sep 4, 2025

Est. Owner Equity

\$299,968

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax

\$8,426 (2025)

Assessed Value

\$311,360

Previous Assessed

\$311,360

Assessor Market Value

\$778,400

PROPERTY FACTS

Property Type	Single Family Residence
County	Monroe
Lot (acres)	1.01
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Convection
Cooling	Central
Fireplace	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 29, 2025	Resale	Limited Warranty Deed	\$789,900	\$230	\$520K
Apr 11, 2022	Resale	Warranty Deed	\$653,250	\$190	\$523K
Feb 19, 2021	Resale	Warranty Deed	\$35,000	\$10	\$28K
May 22, 2018	Recorded document	Grant Deed			
Jul 15, 2011	Resale	Grant Deed	\$11,000	\$3	
Apr 1, 2008	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Samuel E. Hubbard Elementary School	Elementary	PK–5	7.2 mi
Mary Persons High School	High	9–12	7.4 mi
Monroe County Middle School	Middle	6–8	8.8 mi

District: Monroe 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 31029

123 CRIME INDEX	84 AIR POLLUTION	19,983 POPULATION	\$71K MEDIAN IN-COME	64°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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