

Single Family Residence

RESIDENTIAL

100 RIVER OVERLOOK

FORSYTH, GA 31029

\$843,060 TopHap Estimate · \$245 / ft² · confidence 96 · as of Jul 14, 2026

6

BEDS

7

BATHS

3,440 ft²

LIVING AREA

3.21 ac

LOT SIZE

2004

YEAR BUILT

2

STORIES

VALUATION

\$843K

\$810K low

\$876K high

Last Sale

\$652,000 · Feb 12, 2021

Est. Owner Equity

\$294,810

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax

\$8,369 (2025)

Assessed Value

\$309,320

Previous Assessed

\$309,320

Assessor Market Value

\$773,300

PROPERTY FACTS

Property Type	Single Family Residence
County	Monroe
Lot (acres)	3.21
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Convection
Cooling	Central
Fireplace	Yes

Deck · 334 ft²

Patio · 334 ft²

Porch · 252 ft²

CLIMATE RISK

79 FLOOD	18 WILDFIRE	88 HEAT	81 STORM	38 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 30, 2024	Quitclaim	Quit Claim Transfer			
Feb 12, 2021	Resale	Warranty Deed	\$652,000	\$190	\$548K
Jun 25, 2010	Resale	Grant Deed	\$475,000	\$138	
Dec 15, 2004	Recorded document	Deed	\$100	\$0	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Samuel E. Hubbard Elementary School	Elementary	PK–5	7.4 mi
Mary Persons High School	High	9–12	7.5 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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