

Single Family Residence

RESIDENTIAL

106 RIVER FOREST DR

FORSYTH, GA 31029

\$621,281 TopHap Estimate · \$145 / ft² · confidence 92 · as of Jun 23, 2026

4

BEDS

4

BATHS

4,270 ft²

LIVING AREA

1.2 ac

LOT SIZE

2004

YEAR BUILT

2

STORIES

VALUATION

\$621K

\$572K low

\$671K high

Est. Owner Equity

\$304,231

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax

\$2,534 (2025)

Assessed Value

\$211,840

Previous Assessed

\$211,840

Assessor Market Value

\$529,600

PROPERTY FACTS

Property Type	Single Family Residence
County	Monroe
Lot (acres)	1.20
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Convection
Cooling	Central
Fireplace	Yes

Porch · 129 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 30, 2017	Resale	Warranty Deed	\$373,000	\$87	\$317K
Oct 26, 2012	Resale	Grant Deed	\$299,900	\$70	\$270K
Jul 9, 2012	Resale	Grant Deed	\$360,959	\$85	
Jul 3, 2012	Non-arms-length	Grant Deed	\$360,959	\$85	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Samuel E. Hubbard Elementary School	Elementary	PK–5	6.9 mi
Mary Persons High School	High	9–12	7.2 mi
Monroe County Middle School	Middle	6–8	8.5 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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