

Residential - Vacant Land

RESIDENTIAL

# 103 RIVER OVERLOOK

FORSYTH, GA 31029

**1.09 ac**

LOT SIZE

## VALUATION

Last Sale

**\$50,000 · Jul 20, 2022**

## TAX & ASSESSMENT

|                       |                     |
|-----------------------|---------------------|
| Property Tax          | <b>\$658 (2025)</b> |
| Assessed Value        | <b>\$23,360</b>     |
| Previous Assessed     | <b>\$23,360</b>     |
| Assessor Market Value | <b>\$58,400</b>     |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | <b>Residential - Vacant Land</b> |
| County        | <b>Monroe</b>                    |
| Lot (acres)   | <b>1.09</b>                      |
| Heating       | <b>None</b>                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE    | \$/FT <sup>2</sup> | LOAN |
|--------------|-----------|---------------------|----------|--------------------|------|
| Jul 20, 2022 | Resale    | Warranty Deed       | \$50,000 |                    |      |
| Apr 6, 2011  | Quitclaim | Quit Claim Transfer |          |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Samuel E. Hubbard Elementary School | Elementary | PK–5   | 7.5 mi   |
| Mary Persons High School            | High       | 9–12   | 7.5 mi   |
| Monroe County Middle School         | Middle     | 6–8    | 8.9 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>123</b><br>CRIME INDEX | <b>84</b><br>AIR POLLUTION | <b>19,983</b><br>POPULATION | <b>\$71K</b><br>MEDIAN IN-COME | <b>64°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|