

Seasonal, Cabin, Vacation Residence

RESIDENTIAL

452 RIVER FOREST RUN

CLEVELAND, GA 30528



3

BEDS

2.5

BATHS

2,072 ft²

LIVING AREA

2.09 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

Last Sale	\$632,000 · Aug 8, 2025
-----------	-------------------------

TAX & ASSESSMENT

Property Tax	\$3,444 (2025)
Assessed Value	\$167,432
Previous Assessed	\$143,132
Assessor Market Value	\$418,580

PROPERTY FACTS

Property Type	Seasonal, Cabin, Vacation Residence
County	WHITE
Lot (acres)	2.09
Roof	Wood Shingle
Heating	Heat Pump
Cooling	Central

Fireplace	Yes
Pool	No

Deck · 180 ft² Patio · 180 ft² Porch · 394 ft²

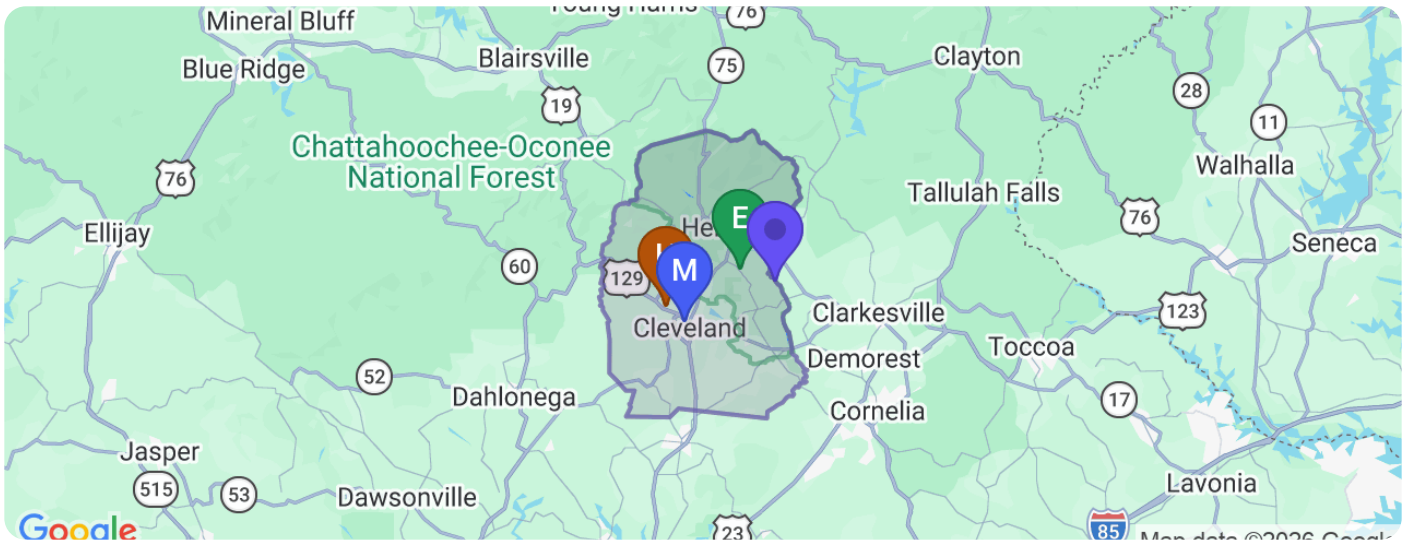
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 7, 2025	Resale	Warranty Deed	\$632,000	\$305	
Oct 16, 2020	Quitclaim	Quit Claim Transfer			
Oct 5, 2018	Resale	Grant Deed	\$325,000	\$157	\$293K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mt. Yonah Elementary School	Elementary	KG–5	2.6 mi
White County Middle School	Middle	6–8	7.1 mi
White County High School	High	10–12	8.0 mi

District: White 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 30528

107 CRIME INDEX	89 AIR POLLUTION	25,755 POPULATION	\$67K MEDIAN IN-COME	57°F AVG TEMP	61% SUNSHINE
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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