

Single Family Residence

RESIDENTIAL

109 RIVER SHOALS DR

FORSYTH, GA 31029

\$1,049,649 TopHap Estimate · \$264 / ft² · confidence 87 · as of Jul 14, 2026

5

BEDS

3

BATHS

3,972 ft²

LIVING AREA

4.26 ac

LOT SIZE

2018

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$1M

\$908K low

\$1.2M high

Last Sale

\$985,000 · Feb 11, 2025

Est. Owner Equity

\$636,649

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax

\$9,625 (2025)

Assessed Value

\$353,960

Previous Assessed

\$353,960

Assessor Market Value

\$884,900

PROPERTY FACTS

Property Type	Single Family Residence
County	Monroe
Lot (acres)	4.26
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Convection
Cooling	Central
Fireplace	Yes
Pool	Yes

Porch · 454 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 10, 2025	Financing	Warranty Deed			
Feb 10, 2025	Resale	Warranty Deed	\$985,000	\$248	\$413K
Apr 30, 2021	Resale	Warranty Deed	\$775,000	\$195	\$525K
Jul 10, 2015	Resale	Grant Deed	\$49,000	\$12	
Feb 6, 2015	Resale	Grant Deed	\$21,200	\$5	
Jun 28, 2013	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Samuel E. Hubbard Elementary School	Elementary	PK–5	7.9 mi
Mary Persons High School	High	9–12	8.2 mi
Monroe County Middle School	Middle	6–8	9.5 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
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------