

Single Family Residence

RESIDENTIAL

45 RIVER RAPIDS DR

FORSYTH, GA 31029

\$589,337 TopHap Estimate · \$216 / ft² · confidence 84 · as of Jul 14, 2026



4

BEDS

4

BATHS

2,730 ft²

LIVING AREA

1.06 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

VALUATION

\$589K

\$494K low

\$685K high

Last Sale

\$278,000 · Jun 24, 2016

Est. Owner Equity

\$278,837

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$3,899 (2025)
Assessed Value	\$150,520
Previous Assessed	\$150,520
Assessor Market Value	\$376,300

PROPERTY FACTS

Property Type	Single Family Residence
County	Monroe
Lot (acres)	1.06
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Convection
Cooling	Central
Fireplace	Yes

Patio · 126 ft²

Porch · 232 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 24, 2016	Resale	Grant Deed	\$1,000	\$0	\$273K
Feb 22, 2007	Resale	Deed	\$324,900	\$119	\$292K
Jul 7, 2006	Resale	Deed	\$115,000	\$42	
Jul 7, 2006	Financing	Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Katherine B. Sutton Elementary School	Elementary	PK–5	4.4 mi
Mary Persons High School	High	9–12	6.4 mi
Monroe County Middle School	Middle	6–8	7.7 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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