

Single Family Residence **RESIDENTIAL**

204 RIVER OVERLOOK

FORSYTH, GA 31029

\$1,967,238 TopHap Estimate · \$341 / ft² · confidence 77 · as of Jun 23, 2026

6

BEDS

9

BATHS

5,771 ft²

LIVING AREA

3.01 ac

LOT SIZE

2023

YEAR BUILT

2

STORIES

VALUATION

\$2M

\$1.5M low

\$2.4M high

Last Sale

\$80,000 · Aug 26, 2021

Est. Owner Equity

\$1,369,733

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax

\$20,519 (2025)

Assessed Value

\$741,000

Previous Assessed

\$895,320

Assessor Market Value

\$1,852,500

PROPERTY FACTS

Property Type	Single Family Residence
County	Monroe
Lot (acres)	3.01
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes

Patio · 695 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 26, 2021	Resale	Warranty Deed	\$80,000	\$14	
Jul 15, 2011	Resale	Grant Deed	\$44,000	\$8	
Apr 1, 2008	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Samuel E. Hubbard Elementary School	Elementary	PK–5	7.7 mi
Mary Persons High School	High	9–12	7.8 mi
Monroe County Middle School	Middle	6–8	9.1 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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