

Single Family Residence

RESIDENTIAL

305 RIVER OVERLOOK

FORSYTH, GA 31029

\$917,261 TopHap Estimate · \$296 / ft² · confidence 88 · as of Jul 14, 2026

4

BEDS

5

BATHS

3,095 ft²

LIVING AREA

2.33 ac

LOT SIZE

2015

YEAR BUILT

1

STORIES

VALUATION

\$917K

\$803K low

\$1M high

Last Sale

\$420,000 · Dec 4, 2015

Est. Owner Equity

\$581,261

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax

\$8,522 (2025)

Assessed Value

\$302,760

Previous Assessed

\$302,760

Assessor Market Value

\$756,900

PROPERTY FACTS

Property Type	Single Family Residence
County	Monroe
Lot (acres)	2.33
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Convection
Cooling	Central
Fireplace	Yes

Porch · 443 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 4, 2015	Non-arms-length	Grant Deed	\$1,000	\$0	\$336K
Nov 25, 2013	Resale	Grant Deed	\$5,000	\$2	
Aug 14, 2013	Resale	Grant Deed	\$79,000	\$26	
Aug 14, 2013	Recorded document	Grant Deed			
Aug 14, 2013	Recorded document	Grant Deed			
Oct 1, 2009	Financing	Deed			
Jan 10, 2006	Financing	Deed			
Oct 27, 2005	Resale	Deed	\$95,500	\$31	
Oct 25, 2005	Resale	Deed	\$85,000	\$27	

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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