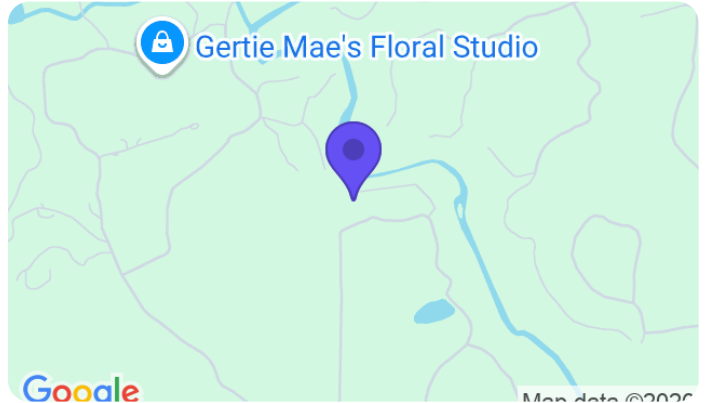


Single Family Residence **RESIDENTIAL**

# 894 RIVER FOREST RUN

CLEVELAND, GA 30528

**\$598,607** TopHap Estimate · \$204 / ft² · confidence 95 · as of Jul 14, 2026



**4**  
BEDS

**4**  
BATHS

**2,937 ft²**  
LIVING AREA

**2.5 ac**  
LOT SIZE

**2000**  
YEAR BUILT

**1**  
STORIES

**4**  
PARKING

## VALUATION

**\$599K**

\$567K low

\$631K high

Last Sale

**\$424,500 · Mar 15, 2021**

Est. Owner Equity

**\$259,007**

Loan-to-Value

**53%**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$3,516 (2024)</b> |
| Assessed Value        | <b>\$209,900</b>      |
| Previous Assessed     | <b>\$191,900</b>      |
| Assessor Market Value | <b>\$524,750</b>      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | White                   |
| Lot (acres)   | 2.50                    |
| Foundation    | Footing                 |
| Roof          | Metal                   |
| Heating       | Heat Pump               |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Deck · 432 ft²

Patio · 432 ft²

Porch · 486 ft²

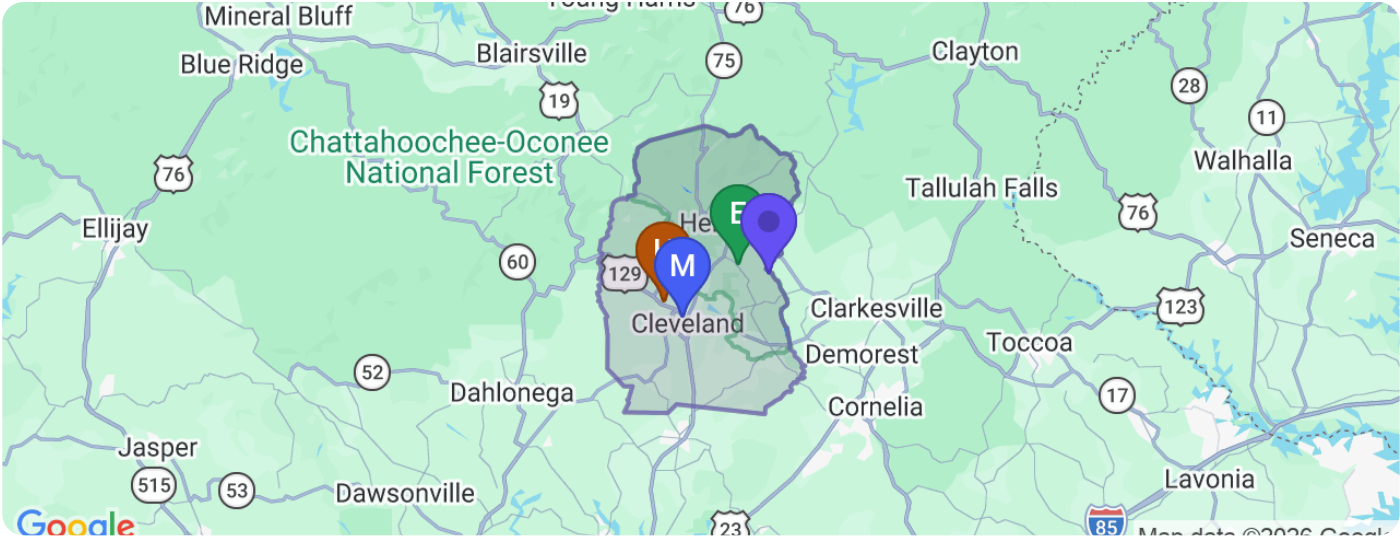
## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|---------------------|-----------|--------|--------|
| Mar 15, 2021 | Resale          | Warranty Deed       | \$424,500 | \$145  | \$340K |
| Nov 13, 2020 | Non-arms-length | Grant Deed          | \$345,000 | \$117  |        |
| Aug 3, 2018  | Resale          | Grant Deed          | \$345,000 | \$117  | \$100K |
| Mar 9, 2004  | Quitclaim       | Quit Claim Transfer |           |        | \$227K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Mt. Yonah Elementary School | Elementary | KG–5   | 2.3 mi   |
| White County Middle School  | Middle     | 6–8    | 7.0 mi   |
| White County High School    | High       | 10–12  | 7.8 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<br>CRIME INDEX | 89<br>AIR POLLUTION | 25,755<br>POPULATION | \$67K<br>MEDIAN IN-COME | 57°F<br>AVG TEMP | 61%<br>SUNSHINE |
|--------------------|---------------------|----------------------|-------------------------|------------------|-----------------|

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

OWNERSHIP

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