

Single Family Residence

RESIDENTIAL

116 RIVER SHOALS DR

FORSYTH, GA 31029

\$735,398 TopHap Estimate · \$226 / ft² · confidence 93 · as of Jul 14, 2026

4

BEDS

3

BATHS

3,250 ft²

LIVING AREA

2.12 ac

LOT SIZE

2018

YEAR BUILT

2

STORIES

VALUATION

\$735K

\$686K low

\$785K high

Last Sale

\$545,000 · Jun 22, 2020

Est. Owner Equity

\$685,398

Loan-to-Value

7%

TAX & ASSESSMENT

Property Tax

\$7,020 (2025)

Assessed Value

\$281,400

Previous Assessed

\$281,400

Assessor Market Value

\$703,500

PROPERTY FACTS

Property Type	Single Family Residence
County	Monroe
Lot (acres)	2.12
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Convection
Cooling	Central
Fireplace	Yes
Pool	Yes

Patio · 144 ft²

Porch · 450 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 22, 2020	Resale	Grant Deed	\$545,000	\$168	
Nov 13, 2018	Resale	Grant Deed	\$498,800	\$153	\$392K
Feb 14, 2018	Non-arms-length	Grant Deed	\$1,000	\$0	\$45K
Jul 24, 2017	Quitclaim	Quit Claim Transfer			
Jul 24, 2017	Resale	Warranty Deed	\$872,000	\$268	
May 8, 2006	Resale	Deed	\$10,403,600	\$3201	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Samuel E. Hubbard Elementary School	Elementary	PK–5	8.1 mi
Mary Persons High School	High	9–12	8.3 mi
Monroe County Middle School	Middle	6–8	9.7 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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