

Residential - Vacant Land

RESIDENTIAL

# RIVER FOREST RUN

CLEVELAND, GA 30528



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**2.42 ac**

LOT SIZE

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$411 (2025) |
| Assessed Value        | \$20,000     |
| Previous Assessed     | \$2,000      |
| Assessor Market Value | \$50,000     |

## PROPERTY FACTS

|               |                           |
|---------------|---------------------------|
| Property Type | Residential - Vacant Land |
| County        | WHITE                     |
| Lot (acres)   | 2.42                      |
| Pool          | No                        |

## CLIMATE RISK

**100**

FLOOD

**18**

WILDFIRE

**41**

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN |
|--------------|-----------|---------------------|-----------|--------------------|------|
| Oct 15, 2025 | Quitclaim | Quit Claim Transfer |           |                    |      |
| Oct 10, 2025 | Quitclaim | Quit Claim Transfer |           |                    |      |
| Oct 15, 2025 | Resale    | Warranty Deed       | \$150,000 |                    |      |
| May 25, 2021 | Resale    | Warranty Deed       | \$350,000 |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Mt. Yonah Elementary School | Elementary | KG–5   | 2.4 mi   |
| White County Middle School  | Middle     | 6–8    | 7.1 mi   |
| White County High School    | High       | 10–12  | 7.9 mi   |

District: White County School District



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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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>107</b><br>CRIME INDEX | <b>89</b><br>AIR POLLUTION | <b>25,755</b><br>POPULATION | <b>\$67K</b><br>MEDIAN IN-COME | <b>57°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|