

Single Family Residence **RESIDENTIAL**

# 598 RIVER FOREST RUN

CLEVELAND, GA 30528

**\$511,434** TopHap Estimate · \$351 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**  
BEDS

**2**  
BATHS

**1,456 ft<sup>2</sup>**  
LIVING AREA

**1.2 ac**  
LOT SIZE

**2023**  
YEAR BUILT

**1**  
STORIES

## VALUATION

**\$511K**

\$475K low

\$547K high

Last Sale

\$25,000 · Mar 16, 2023

Est. Owner Equity

\$80,184

Loan-to-Value

77%

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,754 (2024) |
| Assessed Value        | \$189,404      |
| Previous Assessed     | \$189,404      |
| Assessor Market Value | \$473,510      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | White                   |
| Lot (acres)   | 1.20                    |
| Foundation    | Footing                 |
| Roof          | Wood Shingle            |
| Heating       | Heat Pump               |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Deck · 144 ft²

Patio · 160 ft²

## CLIMATE RISK

|                     |                       |                   |                    |                      |
|---------------------|-----------------------|-------------------|--------------------|----------------------|
| <b>100</b><br>FLOOD | <b>18</b><br>WILDFIRE | <b>84</b><br>HEAT | <b>97</b><br>STORM | <b>41</b><br>DROUGHT |
|---------------------|-----------------------|-------------------|--------------------|----------------------|

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

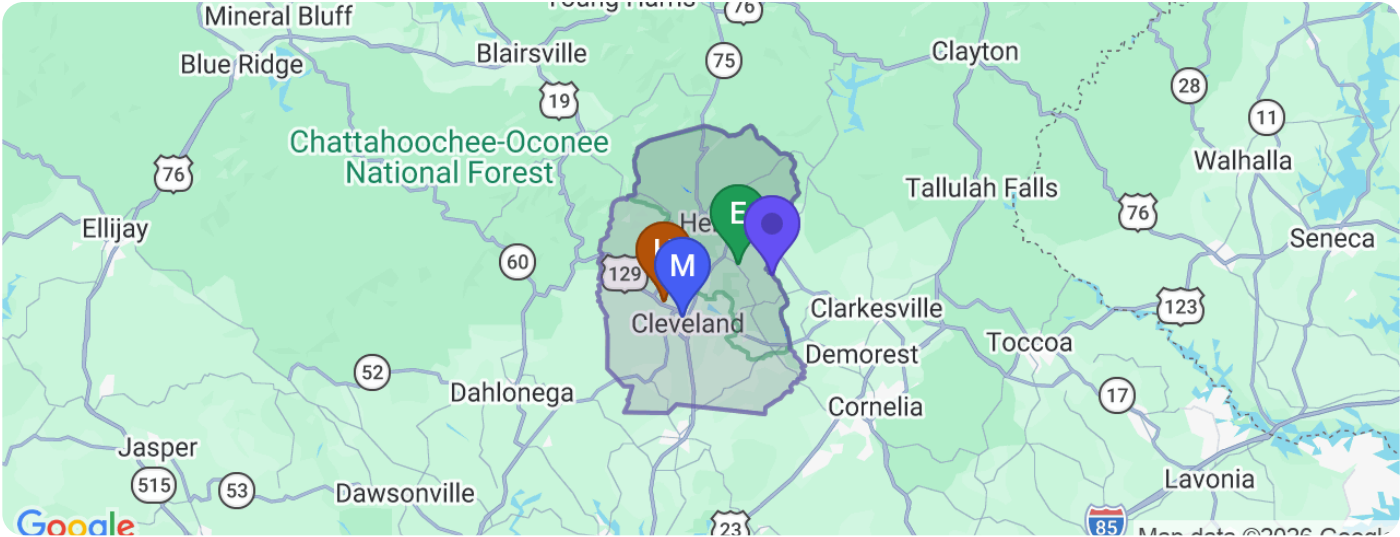
## TRANSACTION HISTORY

| DATE                | TYPE      | DEED          | PRICE    | \$/FT² | LOAN  |
|---------------------|-----------|---------------|----------|--------|-------|
| <b>Mar 16, 2023</b> | Financing | Warranty Deed |          |        |       |
| <b>Jun 23, 2021</b> | Resale    | Warranty Deed | \$85,000 | \$58   | \$70K |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| <b>Mt. Yonah Elementary School</b> | Elementary | KG–5   | 2.5 mi   |
| <b>White County Middle School</b>  | Middle     | 6–8    | 7.1 mi   |
| <b>White County High School</b>    | High       | 10–12  | 8.0 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 |
|-----------|----------------|