

Single Family Residence

RESIDENTIAL

40 RIVER RAPIDS DR

FORSYTH, GA 31029

\$657,200 TopHap Estimate · \$199 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,300 ft²

LIVING AREA

1.01 ac

LOT SIZE

2014

YEAR BUILT

2

STORIES

VALUATION

\$657K

\$628K low

\$686K high

Last Sale

\$525,000 · Jan 4, 2023

Est. Owner Equity

\$158,450

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$5,641 (2025)
Assessed Value	\$212,400
Previous Assessed	\$212,400
Assessor Market Value	\$531,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Monroe
Lot (acres)	1.01
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Convection
Cooling	Central
Fireplace	Yes
Pool	Yes

Porch · 419 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 4, 2023	Resale	Warranty Deed	\$525,000	\$159	\$499K
Feb 6, 2014	Resale	Warranty Deed	\$8,000	\$2	
Dec 30, 2011	Resale	Grant Deed	\$9,500	\$3	
Jul 27, 2011	Resale	Grant Deed	\$65,000	\$20	
Jul 7, 2006	Resale	Deed	\$115,000	\$35	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Katherine B. Sutton Elementary School	Elementary	PK–5	4.5 mi
Mary Persons High School	High	9–12	6.5 mi
Monroe County Middle School	Middle	6–8	7.7 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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