

Single Family Residence **RESIDENTIAL**

# 1809 RIVER RUN RD

MONROE, GA 30656

**\$330,821** TopHap Estimate · \$187 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BATHS

**1,773 ft<sup>2</sup>**

LIVING AREA

**1.3 ac**

LOT SIZE

**2005**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$331K**

\$316K low

\$346K high

Est. Owner Equity

**\$297,709**

Loan-to-Value

**11%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,454 (2025) |
| Assessed Value        | \$112,040      |
| Previous Assessed     | \$106,880      |
| Assessor Market Value | \$280,100      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Split Level             |
| County        | WALTON                  |
| Lot (acres)   | 1.30                    |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Deck · 120 ft²

Patio · 120 ft²

Porch · 105 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|---------------|-----------|--------|--------|
| May 26, 2026 | Financing         | Mortgage      |           |        | \$33K  |
| Jun 11, 2009 | Financing         | Grant Deed    |           |        | \$76K  |
| Jun 11, 2009 | Resale            | Grant Deed    | \$80,005  | \$45   |        |
| Feb 3, 2009  | Non-arms-length   | Trustees Deed | \$143,074 | \$81   |        |
| Feb 3, 2009  | Recorded document | Grant Deed    |           |        |        |
| Feb 3, 2009  | Resale            | Grant Deed    | \$143,074 | \$81   |        |
| Feb 3, 2009  | Non-arms-length   | Grant Deed    | \$143,074 | \$81   |        |
| May 18, 2006 | Resale            | Warranty Deed | \$137,100 | \$77   | \$140K |

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| Monroe Elementary School | Elementary | PK–5   | 6.5 mi   |
| Monroe Area High School  | High       | 9–12   | 6.8 mi   |
| Carver Middle School     | Middle     | 6–8    | 7.6 mi   |

District: Walton 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 30656**

|                          |                            |                             |                                    |                         |                        |
|--------------------------|----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|
| <b>94</b><br>CRIME INDEX | <b>74</b><br>AIR POLLUTION | <b>21,304</b><br>POPULATION | <b>\$79K</b><br>MEDIAN IN-<br>COME | <b>61°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|

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

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|