

Single Family Residence

RESIDENTIAL

104 RIVER OVERLOOK

FORSYTH, GA 31029

\$790,435 TopHap Estimate · \$213 / ft² · confidence 89 · as of Jul 14, 2026

6

BEDS

6

BATHS

3,710 ft²

LIVING AREA

1 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

VALUATION

\$790K

\$707K low

\$874K high

Last Sale

\$750,000 · May 16, 2025

Est. Owner Equity

\$540,435

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax

\$7,205 (2025)

Assessed Value

\$267,960

Previous Assessed

\$267,960

Assessor Market Value

\$669,900

PROPERTY FACTS

Property Type	Single Family Residence
County	Monroe
Lot (acres)	1.00
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Convection
Cooling	Central
Fireplace	Yes

Porch · 790 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 16, 2025	Resale	Warranty Deed	\$750,000	\$202	\$250K
May 19, 2020	Recorded document	Correction Deed			
Sep 19, 2017	Non-arms-length	Grant Deed	\$1,000	\$0	\$323K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Samuel E. Hubbard Elementary School	Elementary	PK–5	7.5 mi
Mary Persons High School	High	9–12	7.6 mi
Monroe County Middle School	Middle	6–8	8.9 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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