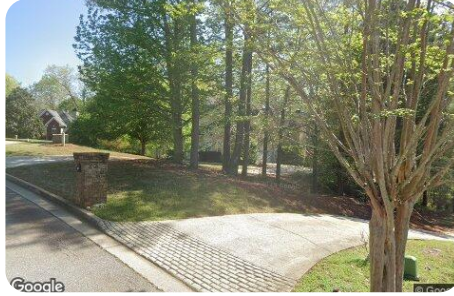


Single Family Residence **RESIDENTIAL**

405 RIVER FOREST DR

MCDONOUGH, GA 30252

\$514,900 TopHap Estimate · \$198 / ft² · confidence 88 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

2,602 ft²
LIVING AREA

1.76 ac
LOT SIZE

1999
YEAR BUILT

1
STORIES

8
ROOMS

2
PARKING

VALUATION

\$515K

\$453K low

\$577K high

Last Sale

\$265,000 · Jan 31, 2019

Est. Owner Equity

\$203,900

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$4,922 (2025)
Assessed Value	\$157,720
Previous Assessed	\$159,080
Assessor Market Value	\$394,300

PROPERTY FACTS

Property Type	Single Family Residence
County	HENRY
Lot (acres)	1.76
Construction	Wood (Unspecified)
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck

Patio · 400 ft²

Porch · 28 ft²

CLIMATE RISK

40
FLOOD

15
WILDFIRE

90
HEAT

91
STORM

38
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 31, 2019	Quitclaim	Quit Claim Transfer	\$265,000	\$102	
Jan 31, 2019	Resale	Warranty Deed	\$265,000	\$102	\$257K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Union Grove Middle School	Middle	6–8	2.1 mi
East Lake Elementary School	Elementary	KG–5	2.1 mi
Union Grove High School	High	9–12	2.4 mi

District: Henry 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 30252

64 CRIME INDEX	83 AIR POLLUTION	55,740 POPULATION	\$110K MEDIAN IN-COME	62°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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