

Single Family Residence **RESIDENTIAL**

# 2375 RIVER PLACE XING

DOUGLASVILLE, GA 30135

**\$326,515** TopHap Estimate · \$186 / ft² · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,758 ft²**

LIVING AREA

**0.46 ac**

LOT SIZE

**1998**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$327K**

\$313K low

\$340K high

Last Sale

**\$225,000 · Apr 24, 2019**

Est. Owner Equity

**\$326,515**

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$858 (2024) |
| Assessed Value        | \$141,400    |
| Previous Assessed     | \$141,400    |
| Assessor Market Value | \$353,500    |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Douglas                 |
| Construction  | Wood Frame              |
| Foundation    | Masonry (Unspecified)   |
| Roof          | Asphalt                 |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Deck · 72 ft²

Porch · 204 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT² | LOAN |
|--------------|--------|------------|-----------|--------|------|
| Apr 24, 2019 | Resale | Grant Deed | \$225,000 | \$128  |      |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| New Manchester Elementary School | Elementary | PK–5   | 0.2 mi   |
| Factory Shoals Middle School     | Middle     | 6–8    | 1.0 mi   |
| New Manchester High School       | High       | 9–12   | 2.4 mi   |

District: Douglas 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 30135

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>75</b><br>CRIME INDEX | <b>79</b><br>AIR POLLUTION | <b>70,355</b><br>POPULATION | <b>\$99K</b><br>MEDIAN IN-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> |
|-----------|-----------------------|