

Single Family Residence **RESIDENTIAL**

2380 RIVER PLACE XING

DOUGLASVILLE, GA 30135

\$454,038 TopHap Estimate · \$228 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,995 ft²

LIVING AREA

0.46 ac

LOT SIZE

1998

YEAR BUILT

1

STORIES

VALUATION

\$454K

\$433K low

\$475K high

Last Sale

\$447,000 · May 17, 2022

Est. Owner Equity

\$32,088

Loan-to-Value

95%

TAX & ASSESSMENT

Property Tax	\$6,429 (2024)
Assessed Value	\$202,280
Previous Assessed	\$178,800
Assessor Market Value	\$505,700

PROPERTY FACTS

Property Type	Single Family Residence
County	Douglas
Construction	Wood Frame
Foundation	Masonry (Unspecified)
Roof	Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

Deck · 144 ft²

Porch · 159 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 17, 2022	Resale	Warranty Deed	\$447,000	\$224	\$422K

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	2.5 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

75 CRIME INDEX	79 AIR POLLUTION	70,355 POPULATION	\$99K MEDIAN IN-COME	61°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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