

Single Family Residence **RESIDENTIAL**

117 RIVERSIDE DR

DOUGLAS, GA 31535

\$296,701 TopHap Estimate · \$133 / ft² · confidence 86 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,235 ft²

LIVING AREA

1.17 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$297K

\$257K low

\$337K high

Last Sale

\$125,000 · Nov 28, 2023

Est. Owner Equity

\$169,014

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$1,618 (2025)
Assessed Value	\$75,350
Previous Assessed	\$75,350
Assessor Market Value	\$188,375

PROPERTY FACTS

Property Type	Single Family Residence
County	Coffee
Lot (acres)	1.17
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Garage	Mixed
Pool	Yes

Patio · 156 ft²

Porch · 305 ft²

CLIMATE RISK

1

FLOOD

32

WILDFIRE

98

HEAT

72

STORM

8

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 21, 2023	Resale	Warranty Deed	\$125,000	\$56	\$128K
Jul 16, 2020	Resale	Warranty Deed	\$265,000	\$119	\$239K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Indian Creek Elementary School	Elementary	PK–5	3.9 mi
Coffee High School	High	9–12	8.1 mi
Coffee Middle School	Middle	6–8	8.2 mi

District: Coffee 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 31535

99 CRIME INDEX	93 AIR POLLUTION	12,586 POPULATION	\$59K MEDIAN IN-COME	66°F AVG TEMP	66% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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