

Single Family Residence **RESIDENTIAL**

# 106 RIVERSIDE DR

DOUGLAS, GA 31535

**\$351,886** TopHap Estimate · \$182 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**1,932 ft<sup>2</sup>**

LIVING AREA

**1.92 ac**

LOT SIZE

**2005**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

**2**

PARKING

## VALUATION

**\$352K**

\$325K low

\$378K high

Last Sale

**\$175,000 · Dec 11, 2013**

Est. Owner Equity

**\$191,886**

Loan-to-Value

**53%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,846 (2025) |
| Assessed Value        | \$83,674       |
| Previous Assessed     | \$83,674       |
| Assessor Market Value | \$209,186      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Coffee                     |
| Lot (acres)   | 1.92                       |
| Construction  | Frame (Unspecified)        |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Composition Shingle        |
| Heating       | Central                    |
| Cooling       | Central                    |
| Garage        | Mixed                      |
| Pool          | Yes                        |

Patio · 289 ft²

Porch · 54 ft²

## CLIMATE RISK

**1**  
FLOOD

**33**  
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   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Dec 11, 2013 | Resale    | Warranty Deed       | \$175,000 | \$91   | \$166K |
| Jan 17, 2012 | Quitclaim | Quit Claim Transfer |           |        |        |
| Aug 2, 2011  | Financing | Foreclosure         |           |        |        |
| Oct 7, 2005  | Resale    | Deed                | \$153,000 | \$79   | \$140K |

## 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    | 8.3 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>99</b><br>CRIME INDEX | <b>93</b><br>AIR POLLUTION | <b>12,586</b><br>POPULATION | <b>\$59K</b><br>MEDIAN IN-COME | <b>66°F</b><br>AVG TEMP | <b>66%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|