

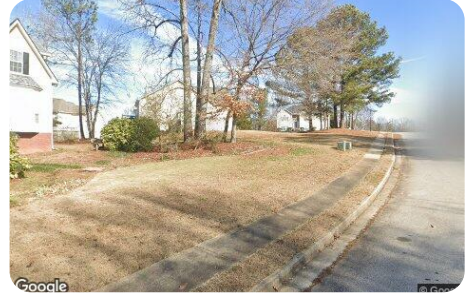
Single Family Residence

RESIDENTIAL

2430 RIVER PLACE XING

DOUGLASVILLE, GA 30135

\$398,722 TopHap Estimate · \$180 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,220 ft²

LIVING AREA

0.5 ac

LOT SIZE

1997

YEAR BUILT

2

STORIES

VALUATION

\$399K

\$382K low

\$415K high

Last Sale

\$359,900 · Apr 12, 2022

Est. Owner Equity

\$49,619

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$5,389 (2024)
Assessed Value	\$169,200
Previous Assessed	\$152,680
Assessor Market Value	\$423,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Douglas
Construction	Wood Frame
Foundation	Masonry (Unspecified)
Roof	Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck · 228 ft²

Porch · 140 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 12, 2022	Resale	Warranty Deed	\$359,900	\$162	\$349K
Nov 9, 2021	Financing	Limited Warranty Deed			
Jun 7, 2021	Resale	Warranty Deed	\$282,000	\$127	
May 6, 2021	Resale	Grant Deed	\$273,900	\$123	
May 6, 2021	Resale	Warranty Deed	\$273,900	\$123	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
New Manchester Elementary School	Elementary	PK–5	0.3 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

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

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

OWNERSHIP

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