

Duplex (2 Units, Any Combination) RESIDENTIAL

305 RIVIERA DR
WARNER ROBINS, GA 31088



2

BATHS

1,653 ft²

LIVING AREA

0.19 ac

LOT SIZE

1968

YEAR BUILT

1

STORIES

VALUATION

Last Sale

\$5,525,000 · Jul 29, 2025

TAX & ASSESSMENT

Property Tax	\$741 (2025)
Assessed Value	\$33,920
Previous Assessed	\$31,640
Assessor Market Value	\$84,800

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Two Family
County	Houston
Lot (acres)	0.19
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Floor/Wall Furnace
Cooling	Yes
Garage	Carport (Unspecified)

Deck · 160 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 9, 2025	Resale	Limited Warranty Deed	\$5,525,000	\$3342	\$6.4M
Apr 15, 2020	Resale	Grant Deed	\$2,240,000	\$1355	
Apr 20, 2016	Quitclaim	Quit Claim Transfer			
Aug 22, 2013	Resale	Warranty Deed	\$35,000	\$21	
Sep 18, 2012	Quitclaim	Quit Claim Transfer			
Jul 23, 2012	Recorded document	Deed In Lieu Of Foreclosure			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Warner Robins Middle School	Middle	6–8	1.1 mi
Miller Elementary School	Elementary	PK–5	1.5 mi
Warner Robbins High School	High	9–12	2.9 mi

District: Houston 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 31088

72 CRIME INDEX	76 AIR POLLUTION	60,227 POPULATION	\$86K MEDIAN IN-COME	65°F AVG TEMP	66% SUNSHINE
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Index values: 100 = US average; lower is better.