

Duplex (2 Units, Any Combination) **RESIDENTIAL**

304 RIVIERA DR
WARNER ROBINS, GA 31088



4
BEDS

2
BATHS

1,840 ft²
LIVING AREA

0.21 ac
LOT SIZE

1968
YEAR BUILT

1
STORIES

VALUATION

Last Sale **\$5,525,000 · Jul 29, 2025**

TAX & ASSESSMENT

Property Tax	\$801 (2025)
Assessed Value	\$36,680
Previous Assessed	\$35,200
Assessor Market Value	\$91,700

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
County	Houston
Lot (acres)	0.21
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Floor/Wall Furnace
Cooling	Yes

Patio · 80 ft²

Porch · 30 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 9, 2025	Resale	Limited Warranty Deed	\$5,525,000	\$3003	\$6.4M
Apr 20, 2020	Quitclaim	Quit Claim Transfer			

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.