

Single Family Residence **RESIDENTIAL**

# 3085 PRITCHARDS RIDGE DR

DOUGLASVILLE, GA 30135

**\$258,396** TopHap Estimate · \$210 / ft² · confidence 90 · as of Jul 14, 2026



**3**  
BEDS

**2**  
BATHS

**1,232 ft²**  
LIVING AREA

**0.36 ac**  
LOT SIZE

**1981**  
YEAR BUILT

**1**  
STORIES

## VALUATION

**\$258K**

\$232K low

\$285K high

Last Sale

**\$36,000 · Jun 5, 2012**

Est. Owner Equity

**\$258,396**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,754 (2024) |
| Assessed Value        | \$87,520       |
| Previous Assessed     | \$87,520       |
| Assessor Market Value | \$218,800      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Split Level             |
| County        | Douglas                 |
| Construction  | Frame (Unspecified)     |
| Foundation    | Masonry (Unspecified)   |
| Roof          | Asphalt                 |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Basement        |
| Pool          | No                      |

Patio · 168 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED          | PRICE    | \$/FT² | LOAN |
|--------------|-------------------|---------------|----------|--------|------|
| Jun 5, 2012  | Resale            | Warranty Deed | \$36,000 | \$29   |      |
| May 27, 2011 | Recorded document | Grant Deed    |          |        |      |
| Aug 3, 2010  | Recorded document | Grant Deed    |          |        |      |
| Aug 3, 2010  | Non-arms-length   | Grant Deed    | \$85,945 | \$70   |      |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Chestnut Log Middle School       | Middle     | 6–8    | 1.1 mi   |
| Factory Shoals Elementary School | Elementary | KG–5   | 2.2 mi   |
| New Manchester High School       | High       | 9–12   | 3.4 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

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

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

| OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|