

Single Family Residence **RESIDENTIAL**

2445 RIVER PLACE XING

DOUGLASVILLE, GA 30135

\$415,151 TopHap Estimate · \$177 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,351 ft²

LIVING AREA

0.51 ac

LOT SIZE

1998

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$415K

\$385K low

\$446K high

Last Sale

\$198,000 · Jul 1, 2008

Est. Owner Equity

\$215,151

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$1,099 (2024)
Assessed Value	\$176,480
Previous Assessed	\$176,480
Assessor Market Value	\$441,200

PROPERTY FACTS

Property Type	Single Family Residence
County	Douglas
Construction	Wood Frame
Foundation	Masonry (Unspecified)
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

Deck · 88 ft²

Porch · 232 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 27, 2008	Resale	Deed	\$198,000	\$84	\$188K
Jun 27, 2008	Resale	Grant Deed	\$198,000	\$84	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
New Manchester Elementary School	Elementary	PK–5	0.3 mi
Factory Shoals Middle School	Middle	6–8	1.1 mi
New Manchester High School	High	9–12	2.3 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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