

Single Family Residence **RESIDENTIAL**

3044 RUNNING RIVER CT

DOUGLASVILLE, GA 30135

\$346,195 TopHap Estimate · \$112 / ft² · confidence 96 · as of Jul 14, 2026



5
BEDS

1
BATHS

3,093 ft²
LIVING AREA

0.38 ac
LOT SIZE

2005
YEAR BUILT

2
STORIES

VALUATION

\$346K

\$332K low

\$361K high

Last Sale

\$417,000 · Aug 30, 2022

Est. Owner Equity

\$0

Loan-to-Value

133%

TAX & ASSESSMENT

Property Tax	\$3,910 (2025)
Assessed Value	\$124,480
Previous Assessed	\$166,040
Assessor Market Value	\$311,200

PROPERTY FACTS

Property Type	Single Family Residence
County	Douglas
Foundation	Concrete
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Deck · 120 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 30, 2022	Resale	Limited Warranty Deed	\$417,000	\$135	\$409K
Apr 21, 2006	Resale	Grant Deed	\$254,300	\$82	\$242K
Jun 8, 2005	Resale	Grant Deed	\$1,428,000	\$462	\$5.3M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
New Manchester High School	High	9–12	1.1 mi
New Manchester Elementary School	Elementary	PK–5	2.1 mi
Factory Shoals Middle School	Middle	6–8	3.0 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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