

Single Family Residence **RESIDENTIAL**

# 190 RIVERSIDE DR

DOUGLAS, GA 31535

**\$294,364** TopHap Estimate · \$167 / ft² · confidence 90 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**1,764 ft²**

LIVING AREA

**0.64 ac**

LOT SIZE

**2023**

YEAR BUILT

**1**

STORIES

**8**

ROOMS

## VALUATION

**\$294K**

\$265K low

\$324K high

Last Sale

**\$323,000 · Sep 8, 2023**

Est. Owner Equity

**\$0**

Loan-to-Value

**112%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,031 (2025) |
| Assessed Value        | \$92,067       |
| Previous Assessed     | \$89,691       |
| Assessor Market Value | \$230,168      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Coffee                     |
| Lot (acres)   | 0.64                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Composition Shingle        |
| Heating       | Central                    |
| Cooling       | Central                    |
| Garage        | Carport (Unspecified)      |
| Pool          | No                         |

## CLIMATE RISK

|            |                |            |             |              |
|------------|----------------|------------|-------------|--------------|
| 1<br>FLOOD | 33<br>WILDFIRE | 98<br>HEAT | 72<br>STORM | 8<br>DROUGHT |
|------------|----------------|------------|-------------|--------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE        | TYPE   | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|-------------|--------|---------------|-----------|--------------------|--------|
| Sep 6, 2023 | Resale | Warranty Deed | \$323,000 | \$183              | \$317K |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Indian Creek Elementary School | Elementary | PK–5   | 4.0 mi   |
| Coffee High School             | High       | 9–12   | 8.2 mi   |
| Coffee Middle School           | Middle     | 6–8    | 8.3 mi   |

District: Coffee 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 31535

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>99</b><br>CRIME INDEX | <b>93</b><br>AIR POLLUTION | <b>12,586</b><br>POPULATION | <b>\$59K</b><br>MEDIAN IN-COME | <b>66°F</b><br>AVG TEMP | <b>66%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|