

Single Family Residence

RESIDENTIAL

421 BEAR RIVER DR

RICHMOND HILL, GA 31324

\$920,004 TopHap Estimate · \$304 / ft² · confidence 95 · as of Jun 23, 2026

5

BEDS

4.5

BATHS

3,024 ft²

LIVING AREA

0.43 ac

LOT SIZE

2022

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$920K

\$874K low

\$966K high

Last Sale

\$875,000 · Apr 10, 2023

Est. Owner Equity

\$210,204

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax

\$7,828 (2025)

Assessed Value

\$324,360

Previous Assessed

\$320,120

Assessor Market Value

\$810,900

PROPERTY FACTS

Property Type	Single Family Residence
County	BRYAN
Lot (acres)	0.43
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 3, 2023	Resale	Warranty Deed	\$875,000	\$289	\$710K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
McAllister Elementary School	Elementary	PK–5	4.5 mi
Richmond Hill Middle School	Middle	6–8	8.2 mi
Richmond Hill High School	High	9–12	9.0 mi

District: Bryan 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 31324

90 CRIME INDEX	69 AIR POLLUTION	39,790 POPULATION	\$110K MEDIAN IN-COME	66°F AVG TEMP	62% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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