

Single Family Residence **RESIDENTIAL**

482 BEAR RIVER DR

RICHMOND HILL, GA 31324

\$1,484,979 TopHap Estimate · \$258 / ft² · confidence 75 · as of Jul 14, 2026

5

BEDS

6

BATHS

5,766 ft²

LIVING AREA

0.68 ac

LOT SIZE

2023

YEAR BUILT

3

STORIES

12

ROOMS

VALUATION

\$1.5M

\$1.1M low

\$1.9M high

Est. Owner Equity

\$1,484,979

TAX & ASSESSMENT

Property Tax	\$15,852 (2025)
Assessed Value	\$690,040
Previous Assessed	\$227,325
Assessor Market Value	\$1,725,100

PROPERTY FACTS

Property Type	Single Family Residence
County	Bryan
Lot (acres)	0.68
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes

Deck · 571 ft²

Porch · 650 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 29, 2022	Resale	Limited Warranty Deed	\$265,000	\$46	

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	9.1 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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