

Residential - Vacant Land

RESIDENTIAL

# 456 BEAR RIVER DR

RICHMOND HILL, GA 31324

**0.77 ac**

LOT SIZE

## VALUATION

Last Sale

**\$350,000 · Oct 16, 2025**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$1,824 (2025)</b> |
| Assessed Value        | <b>\$81,000</b>       |
| Previous Assessed     | <b>\$81,000</b>       |
| Assessor Market Value | <b>\$202,500</b>      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | <b>Residential - Vacant Land</b> |
| County        | <b>Bryan</b>                     |
| Lot (acres)   | <b>0.77</b>                      |

## TRANSACTION HISTORY

| DATE                | TYPE   | DEED                  | PRICE     | \$/FT <sup>2</sup> | LOAN |
|---------------------|--------|-----------------------|-----------|--------------------|------|
| <b>Oct 16, 2025</b> | Resale | Limited Warranty Deed | \$350,000 |                    |      |

## 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>90</b><br>CRIME INDEX | <b>69</b><br>AIR POLLUTION | <b>39,790</b><br>POPULATION | <b>\$110K</b><br>MEDIAN IN-COME | <b>66°F</b><br>AVG TEMP | <b>62%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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