

Single Family Residence **RESIDENTIAL**

44 RIVERBEND TRL

DOUGLASVILLE, GA 30134

\$257,806 TopHap Estimate · \$210 / ft² · confidence 90 · as of Jun 23, 2026



3

BEDS

2

BATHS

1,229 ft²

LIVING AREA

0.46 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$258K

\$232K low

\$284K high

Last Sale

\$13,064,684 · May 2, 2025

Est. Owner Equity

\$257,806

TAX & ASSESSMENT

Property Tax	\$2,750 (2024)
Assessed Value	\$110,564
Previous Assessed	\$110,564
Assessor Market Value	\$276,410

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Entry
County	Paulding
Lot (acres)	0.46
Foundation	Concrete
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 30 ft²

Patio · 136 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 23, 2025	Resale	Special Warranty Deed	\$13,064,684	\$10630	
Apr 10, 2019	Financing	Grant Deed			\$150M
Oct 31, 2018	Financing	Loan Modification			\$46M
Aug 16, 2018	Financing	Loan Modification			\$40M
Jul 2, 2018	Financing	Loan Modification			\$7.4M
Mar 23, 2018	Financing	Loan Modification			\$78M
Apr 28, 2017	Non-arms-length	Grant Deed	\$105,000	\$85	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
South Paulding High School	High	9–12	0.8 mi
Dugan Elementary School	Elementary	KG–5	0.9 mi
Austin Middle School	Middle	6–8	1.0 mi

District: Paulding 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 30134

94 CRIME INDEX	82 AIR POLLUTION	48,795 POPULATION	\$78K MEDIAN IN-COME	60°F AVG TEMP	61% SUNSHINE
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Index values: 100 = US average; lower is better.

| OWNERSHIP

Occupancy	Absentee owner
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