

Single Family Residence **RESIDENTIAL**

2395 RIVER PLACE XING

DOUGLASVILLE, GA 30135

\$323,411 TopHap Estimate · \$184 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,756 ft²

LIVING AREA

0.47 ac

LOT SIZE

1998

YEAR BUILT

1

STORIES

VALUATION

\$323K

\$309K low

\$338K high

Last Sale

\$325,000 · Mar 12, 2026

Est. Owner Equity

\$14,661

Loan-to-Value

95%

TAX & ASSESSMENT

Property Tax	\$3,412 (2025)
Assessed Value	\$140,320
Previous Assessed	\$141,720
Assessor Market Value	\$350,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Foyer
County	DOUGLAS
Lot (acres)	0.47
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 144 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 27, 2026	Resale	Warranty Deed	\$325,000	\$185	\$309K
May 25, 1998	Non-arms-length	Grant Deed	\$25,000	\$14	\$113K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
New Manchester Elementary School	Elementary	PK–5	0.2 mi
Factory Shoals Middle School	Middle	6–8	1.0 mi
New Manchester High School	High	9–12	2.4 mi

District: Douglas 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 30135

75 CRIME INDEX	79 AIR POLLUTION	70,355 POPULATION	\$99K MEDIAN IN-COME	61°F AVG TEMP	61% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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