

Single Family Residence **RESIDENTIAL**

2455 RIVER PLACE XING

DOUGLASVILLE, GA 30135

\$429,191 TopHap Estimate · \$192 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,235 ft²

LIVING AREA

0.64 ac

LOT SIZE

1998

YEAR BUILT

1

STORIES

5

PARKING

VALUATION

\$429K

\$408K low

\$450K high

Last Sale

\$370,000 · Mar 15, 2022

Est. Owner Equity

\$65,893

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$4,838 (2025)
Assessed Value	\$175,960
Previous Assessed	\$177,840
Assessor Market Value	\$439,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Douglas
Construction	Wood Frame
Foundation	Masonry (Unspecified)
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes

Deck · 204 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 15, 2022	Resale	Warranty Deed	\$370,000	\$166	\$363K
May 30, 2013	Quitclaim	Quit Claim Transfer			\$122K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
New Manchester Elementary School	Elementary	PK–5	0.3 mi
Factory Shoals Middle School	Middle	6–8	1.1 mi
New Manchester High School	High	9–12	2.3 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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