

Single Family Residence **RESIDENTIAL**

2405 RIVER PLACE XING

DOUGLASVILLE, GA 30135

\$399,025 TopHap Estimate · \$248 / ft² · confidence 96 · as of Jul 14, 2026



5

BEDS

3

BATHS

1,610 ft²

LIVING AREA

0.51 ac

LOT SIZE

1998

YEAR BUILT

1

STORIES

VALUATION

\$399K

\$383K low

\$415K high

Last Sale

\$345,000 · Jan 19, 2022

Est. Owner Equity

\$44,713

Loan-to-Value

89%

TAX & ASSESSMENT

Property Tax	\$4,075 (2025)
Assessed Value	\$150,920
Previous Assessed	\$150,920
Assessor Market Value	\$377,300

PROPERTY FACTS

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

Deck · 160 ft²

Porch · 108 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 19, 2022	Resale	Warranty Deed	\$345,000	\$214	\$354K
Jun 3, 2011	Financing	Special Warranty Deed			\$73K

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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