

Single Family Residence **RESIDENTIAL**

2398 RIVER RUN DR

DOUGLASVILLE, GA 30135

\$351,936 TopHap Estimate · \$155 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

5

BATHS

2,272 ft²

LIVING AREA

1.56 ac

LOT SIZE

1975

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$352K

\$319K low

\$385K high

Last Sale

\$351,000 · Feb 18, 2025

Est. Owner Equity

\$7,294

Loan-to-Value

99%

TAX & ASSESSMENT

Property Tax	\$3,279 (2024)
Assessed Value	\$102,160
Previous Assessed	\$102,160
Assessor Market Value	\$255,400

PROPERTY FACTS

Property Type	Single Family Residence
County	Douglas
Construction	Frame (Unspecified)
Foundation	Masonry (Unspecified)
Roof	Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 126 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 14, 2025	Resale	Warranty Deed	\$351,000	\$154	\$345K
Apr 23, 2024	Resale	Warranty Deed	\$210,000	\$92	\$278K
Apr 13, 2022	Financing	Limited Warranty Deed			
Sep 20, 2021	Resale	Limited Warranty Deed	\$235,000	\$103	
Sep 20, 2021	Resale	Warranty Deed	\$150,000	\$66	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
New Manchester Elementary School	Elementary	PK–5	0.7 mi
New Manchester High School	High	9–12	1.6 mi
Factory Shoals Middle School	Middle	6–8	1.8 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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