

Single Family Residence **RESIDENTIAL**

9071 RIVER BEND CT

VILLA RICA, GA 30180

\$448,527 TopHap Estimate · \$211 / ft² · confidence 98 · as of Jul 14, 2026



3
BEDS

5
BATHS

2,122 ft²
LIVING AREA

1.03 ac
LOT SIZE

2002
YEAR BUILT

1
STORIES

VALUATION

\$449K

\$440K low

\$457K high

Last Sale

\$280,000 · Sep 11, 2008

Est. Owner Equity

\$94,837

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$4,807 (2024)
Assessed Value	\$190,200
Previous Assessed	\$190,200
Assessor Market Value	\$475,500

PROPERTY FACTS

Property Type	Single Family Residence
County	Douglas
Lot (acres)	1.03
Construction	Wood Frame
Foundation	Masonry (Unspecified)
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 579 ft²

Porch · 150 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 29, 2008	Resale	Grant Deed	\$280,000	\$132	\$275K
Aug 22, 2007	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mason Creek Middle School	Middle	6–8	3.2 mi
Mason Creek Elementary School	Elementary	KG–5	3.2 mi
Alexander High School	High	9–12	4.8 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 30180

87 CRIME INDEX	78 AIR POLLUTION	41,417 POPULATION	\$86K MEDIAN IN-COME	60°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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