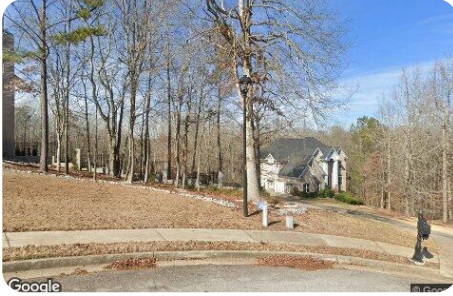


Single Family Residence **RESIDENTIAL**

8992 RIVER BEND CT

VILLA RICA, GA 30180

\$618,351 TopHap Estimate · \$152 / ft² · confidence 93 · as of Jul 14, 2026



5
BEDS

5
BATHS

4,071 ft²
LIVING AREA

1.09 ac
LOT SIZE

2005
YEAR BUILT

2
STORIES

Pre-foreclosure (NTS)

Auction scheduled for Mar 3, 2026.

VALUATION

\$618K

\$576K low

\$661K high

Last Sale	\$458,200 · Feb 9, 2007
Est. Owner Equity	\$0
Loan-to-Value	122%

TAX & ASSESSMENT

Property Tax	\$7,734 (2024)
Assessed Value	\$243,760
Previous Assessed	\$243,760
Assessor Market Value	\$609,400

PROPERTY FACTS

Property Type	Single Family Residence
County	Douglas
Lot (acres)	1.09
Construction	Wood Frame
Foundation	Masonry (Unspecified)
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Deck · 120 ft²

Porch · 57 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 15, 2007	Quitclaim	Quit Claim Transfer			\$401K
Nov 17, 2006	Resale	Deed	\$458,200	\$113	\$367K
Nov 3, 2005	Quitclaim	Quit Claim Transfer			\$265K
Jun 26, 2003	Financing	Grant Deed			\$317K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mason Creek Middle School	Middle	6–8	3.3 mi
Mason Creek Elementary School	Elementary	KG–5	3.3 mi

Alexander High School	High	9–12	5.0 mi
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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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