

Single Family Residence **RESIDENTIAL**

9003 RIVER BEND CT

VILLA RICA, GA 30180

\$458,303 TopHap Estimate · \$164 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,797 ft²
LIVING AREA

1.01 ac
LOT SIZE

2002
YEAR BUILT

1
STORIES

VALUATION

\$458K

\$431K low

\$485K high

Last Sale

\$250,000 · Jun 15, 2006

Est. Owner Equity

\$208,303

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$4,851 (2024)
Assessed Value	\$178,240
Previous Assessed	\$178,240
Assessor Market Value	\$445,600

PROPERTY FACTS

Property Type	Single Family Residence
County	Douglas
Lot (acres)	1.01
Foundation	Masonry (Unspecified)
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 160 ft²

Porch · 20 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 6, 2006	Resale	Deed	\$250,000	\$89	\$200K
Jun 6, 2006	Resale	Grant Deed	\$250,000	\$89	
Oct 4, 2005	Financing	Trustees Deed			\$283K

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	4.9 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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------