

Single Family Residence

RESIDENTIAL

9076 RIVER BEND CT

VILLA RICA, GA 30180

\$528,635 TopHap Estimate · \$181 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

5

BATHS

2,922 ft²

LIVING AREA

7.08 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

VALUATION

\$529K

\$486K low

\$571K high

Last Sale

\$372,000 · Jul 19, 2019

Est. Owner Equity

\$138,933

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$5,528 (2024)
Assessed Value	\$201,160
Previous Assessed	\$201,160
Assessor Market Value	\$502,900

PROPERTY FACTS

Property Type	Single Family Residence
County	Douglas
Lot (acres)	7.08
Construction	Wood Frame
Foundation	Masonry (Unspecified)
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 180 ft²

Porch · 366 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 19, 2019	Resale	Grant Deed	\$372,000	\$127	\$365K
Dec 16, 2005	Resale	Grant Deed	\$359,800	\$123	\$200K
Mar 14, 2005	Resale	Warranty Deed	\$75,000	\$26	\$285K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mason Creek Middle School	Middle	6–8	3.1 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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