

Single Family Residence

RESIDENTIAL

8995 RIVER BEND CT

VILLA RICA, GA 30180

\$582,178 TopHap Estimate · \$120 / ft² · confidence 93 · as of Jul 14, 2026



5

BEDS

1.5

BATHS

4,849 ft²

LIVING AREA

1.52 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

VALUATION

\$582K

\$541K low

\$624K high

Last Sale

\$325,000 · Jul 26, 2017

Est. Owner Equity

\$263,065

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$5,530 (2025)
Assessed Value	\$216,080
Assessor Market Value	\$540,200

PROPERTY FACTS

Property Type	Single Family Residence
County	DOUGLAS
Lot (acres)	1.52
Construction	Concrete
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 150 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 26, 2017	Quitclaim	Quit Claim Transfer			
Jul 26, 2017	Non-arms-length	Grant Deed	\$325,000	\$67	\$319K
May 10, 2010	Resale	Grant Deed	\$290,000	\$60	\$296K
Sep 1, 2009	Foreclosure sale	Trustees Deed	\$369,097	\$76	
Sep 1, 2009	Non-arms-length	Grant Deed	\$369,097	\$76	
Jun 15, 2007	Quitclaim	Quit Claim Transfer			\$401K
Mar 21, 2006	Quitclaim	Quit Claim Transfer			\$330K
Mar 21, 2006	Quitclaim	Quit Claim Transfer			

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

OWNERSHIP

Occupancy	Owner occupied
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