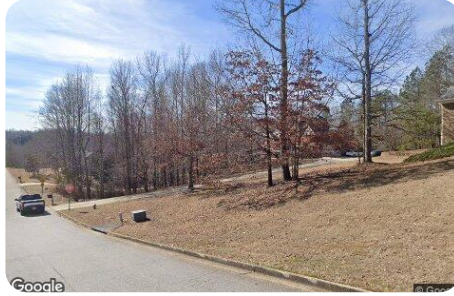


Single Family Residence **RESIDENTIAL**

4285 RIVER BEND CT

VILLA RICA, GA 30180

\$399,904 TopHap Estimate · \$188 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,126 ft²

LIVING AREA

1 ac

LOT SIZE

2000

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$400K

\$374K low

\$426K high

Est. Owner Equity

\$0

Loan-to-Value

132%

TAX & ASSESSMENT

Property Tax	\$928 (2025)
Assessed Value	\$157,440
Previous Assessed	\$157,440
Assessor Market Value	\$393,600

PROPERTY FACTS

Property Type	Single Family Residence
County	Douglas
Lot (acres)	1.00
Construction	Wood Frame
Foundation	Concrete
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes

Patio · 252 ft²

Porch · 220 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 22, 2025	Financing	Warranty Deed			
Apr 3, 2012	Foreclosure sale	Trustees Deed	\$170,000	\$80	
Apr 3, 2012	Non-arms-length	Grant Deed	\$12,000	\$6	

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	5.0 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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