

Single Family Residence **RESIDENTIAL**

9048 RIVER BEND CT

VILLA RICA, GA 30180

\$399,000 TopHap Estimate · \$163 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

1.5

BATHS

2,444 ft²

LIVING AREA

1 ac

LOT SIZE

2001

YEAR BUILT

2

STORIES

VALUATION

\$399K

\$368K low

\$430K high

Last Sale

\$399,000 · Sep 16, 2025

Est. Owner Equity

\$30,000

Loan-to-Value

92%

TAX & ASSESSMENT

Property Tax	\$4,888 (2025)
Assessed Value	\$157,040
Assessor Market Value	\$392,600

PROPERTY FACTS

Property Type	Single Family Residence
County	DOUGLAS
Lot (acres)	1.00
Construction	Masonry/Concrete Masonry Units (Cmus)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 192 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 15, 2025	Resale	Warranty Deed	\$399,000	\$163	\$369K
Mar 24, 2023	Financing	Warranty Deed			
Mar 23, 2018	Resale	Warranty Deed	\$246,000	\$101	\$242K
May 22, 2014	Resale	Grant Deed	\$199,900	\$82	\$160K
Aug 6, 2013	Non-arms-length	Trustees Deed	\$255,553	\$105	
Aug 6, 2013	Recorded document	Grant Deed			

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	4.8 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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