

Single Family Residence

RESIDENTIAL

9056 RIVER BEND CT

VILLA RICA, GA 30180

\$531,261 TopHap Estimate · \$160 / ft² · confidence 90 · as of Jul 14, 2026



5

BEDS

2

BATHS

3,322 ft²

LIVING AREA

1 ac

LOT SIZE

2002

YEAR BUILT

1

STORIES

VALUATION

\$531K

\$479K low

\$583K high

Last Sale

\$500,000 · Jun 10, 2021

Est. Owner Equity

\$65,761

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$6,973 (2024)
Assessed Value	\$219,560
Previous Assessed	\$219,560
Assessor Market Value	\$548,900

PROPERTY FACTS

Property Type	Single Family Residence
County	Douglas
Lot (acres)	1.00
Foundation	Masonry (Unspecified)
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Deck · 132 ft²

Porch · 232 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 10, 2021	Financing	Warranty Deed			
Jun 10, 2021	Resale	Warranty Deed	\$500,000	\$151	\$466K
Aug 15, 2012	Resale	Grant Deed	\$196,900	\$59	
Aug 15, 2012	Quitclaim	Quit Claim Transfer			
Nov 1, 2011	Foreclosure sale	Trustees Deed	\$199,442	\$60	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mason Creek Middle School	Middle	6–8	3.2 mi
Mason Creek Elementary School	Elementary	KG–5	3.2 mi
Alexander High School	High	9–12	4.7 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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