

Single Family Residence

RESIDENTIAL

4320 RIVER BEND CT

VILLA RICA, GA 30180

\$445,851 TopHap Estimate · \$175 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,541 ft²

LIVING AREA

1 ac

LOT SIZE

2001

YEAR BUILT

1

STORIES

VALUATION

\$446K

\$412K low

\$480K high

Last Sale

\$245,900 · Sep 18, 2002

Est. Owner Equity

\$239,475

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$1,086 (2024)
Assessed Value	\$165,000
Previous Assessed	\$165,000
Assessor Market Value	\$412,500

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
Garage	Garage, Attached
Pool	No

Deck · 192 ft²

Porch · 38 ft²

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	4.9 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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