

Single Family Residence

RESIDENTIAL

4330 RIVER BEND CT

VILLA RICA, GA 30180

\$654,691 TopHap Estimate · \$250 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

5

BATHS

2,622 ft²

LIVING AREA

8.37 ac

LOT SIZE

2002

YEAR BUILT

1

STORIES

VALUATION

\$655K

\$628K low

\$682K high

Last Sale

\$273,100 · Nov 10, 2003

Est. Owner Equity

\$404,692

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$6,126 (2024)
Assessed Value	\$251,040
Previous Assessed	\$251,040
Assessor Market Value	\$627,600

PROPERTY FACTS

Property Type	Single Family Residence
County	Douglas
Lot (acres)	8.37
Foundation	Masonry (Unspecified)
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 483 ft²

Porch · 405 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mason Creek Middle School	Middle	6–8	3.1 mi
Mason Creek Elementary School	Elementary	KG–5	3.1 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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