

Single Family Residence

RESIDENTIAL

4310 RIVER BEND CT

VILLA RICA, GA 30180

\$436,452 TopHap Estimate · \$189 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,313 ft²

LIVING AREA

1.01 ac

LOT SIZE

2001

YEAR BUILT

1

STORIES

VALUATION

\$436K

\$403K low

\$470K high

Last Sale

\$282,000 · Nov 19, 2018

Est. Owner Equity

\$162,952

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$4,637 (2024)
Assessed Value	\$168,360
Previous Assessed	\$168,360
Assessor Market Value	\$420,900

PROPERTY FACTS

Property Type	Single Family Residence
County	Douglas
Lot (acres)	1.01
Construction	Wood Frame
Foundation	Concrete
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 434 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 19, 2018	Resale	Grant Deed	\$282,000	\$122	\$274K
Nov 19, 2018	Quitclaim	Quit Claim Transfer			
Jun 3, 2008	Financing	Grant Deed			\$141K
Mar 26, 2012	Quitclaim	Quit Claim Transfer			
Jun 3, 2008	Resale	Grant Deed	\$236,300	\$102	
Dec 4, 2007	Recorded document	Trustees Deed			
Jun 4, 2007	Quitclaim	Quit Claim Transfer			
Jun 4, 2007	Quitclaim	Quit Claim Transfer			
May 8, 2007	Quitclaim	Quit Claim Transfer			
May 8, 2007	Quitclaim	Quit Claim Transfer			
Mar 8, 2006	Financing	Trustees Deed			\$30K

Dec 3, 2004 Resale Grant Deed \$268,800 \$116

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	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