

Single Family Residence **RESIDENTIAL**

9060 RIVER BEND CT

VILLA RICA, GA 30180

\$473,102 TopHap Estimate · \$179 / ft² · confidence 98 · as of Jul 14, 2026



4

BEDS

4

BATHS

2,643 ft²

LIVING AREA

1 ac

LOT SIZE

2002

YEAR BUILT

1

STORIES

VALUATION

\$473K

\$462K low

\$485K high

Last Sale

\$313,000 · Apr 29, 2019

Est. Owner Equity

\$223,102

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$5,813 (2024)
Assessed Value	\$182,680
Previous Assessed	\$182,680
Assessor Market Value	\$456,700

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	Yes

Deck · 240 ft²

Patio · 240 ft²

Porch · 120 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 29, 2019	Resale	Warranty Deed	\$313,000	\$118	\$250K
Jun 15, 2016	Quitclaim	Quit Claim Transfer			
Jul 25, 2008	Resale	Deed	\$215,000	\$81	\$212K
Nov 6, 2007	Non-arms-length	Trustees Deed	\$214,000	\$81	
Nov 6, 2007	Non-arms-length	Grant Deed	\$214,000	\$81	
Jul 22, 2005	Quitclaim	Quit Claim Transfer			\$217K
Jun 9, 2004	Resale	Grant Deed	\$273,000	\$103	\$85K
Jun 9, 2004	Quitclaim	Quit Claim Transfer			

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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