

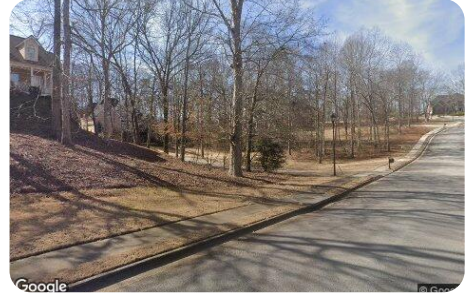
Single Family Residence

RESIDENTIAL

9032 RIVER BEND CT

VILLA RICA, GA 30180

\$473,217 TopHap Estimate · \$193 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,449 ft²

LIVING AREA

1 ac

LOT SIZE

2002

YEAR BUILT

1

STORIES

VALUATION

\$473K

\$447K low

\$499K high

Last Sale

\$250,000 · Feb 8, 2005

Est. Owner Equity

\$273,217

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$1,526 (2024)
Assessed Value	\$193,400
Previous Assessed	\$193,400
Assessor Market Value	\$483,500

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	No

Patio · 603 ft²

Porch · 409 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 3, 2005	Resale	Deed	\$250,000	\$102	\$200K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mason Creek Middle School	Middle	6–8	3.4 mi
Mason Creek Elementary School	Elementary	KG–5	3.4 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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