

Single Family Residence **RESIDENTIAL**

# 9890 RIVERCLIFF LN

VILLA RICA, GA 30180

**\$252,131** TopHap Estimate · \$136 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026

**3**  
BEDS

**3**  
BATHS

**1,856 ft<sup>2</sup>**  
LIVING AREA

**0.49 ac**  
LOT SIZE

**2002**  
YEAR BUILT

**1**  
STORIES

## VALUATION

**\$252K**

\$231K low

\$273K high

Last Sale

**\$129,100 · Feb 4, 2003**

Est. Owner Equity

**\$125,409**

Loan-to-Value

**55%**

## TAX & ASSESSMENT

Property Tax

**\$2,759 (2024)**

Assessed Value

**\$88,520**

Previous Assessed

**\$88,520**

Assessor Market Value

**\$221,300**

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| Style         | Split Foyer                |
| County        | Douglas                    |
| Construction  | Wood Frame                 |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Asphalt                    |
| Heating       | Central                    |
| Cooling       | Central                    |
| Fireplace     | Yes                        |
| Garage        | Garage, Attached           |
| Pool          | No                         |

Patio · 288 ft²

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Mason Creek Middle School     | Middle     | 6–8    | 3.8 mi   |
| Mason Creek Elementary School | Elementary | KG–5   | 4.0 mi   |
| Alexander High School         | High       | 9–12   | 6.5 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**

|                          |                            |                             |                                    |                         |                        |
|--------------------------|----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|
| <b>87</b><br>CRIME INDEX | <b>78</b><br>AIR POLLUTION | <b>41,417</b><br>POPULATION | <b>\$86K</b><br>MEDIAN IN-<br>COME | <b>60°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|