

Single Family Residence

RESIDENTIAL

9035 RIVER BEND CT

VILLA RICA, GA 30180

\$481,788 TopHap Estimate · \$168 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,870 ft²

LIVING AREA

1.22 ac

LOT SIZE

2002

YEAR BUILT

1

STORIES

VALUATION

\$482K

\$453K low

\$511K high

Last Sale

\$259,900 · Sep 19, 2003

Est. Owner Equity

\$221,788

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$4,648 (2024)
Assessed Value	\$177,520
Previous Assessed	\$177,520
Assessor Market Value	\$443,800

PROPERTY FACTS

Property Type	Single Family Residence
County	Douglas
Lot (acres)	1.22
Foundation	Masonry (Unspecified)
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Patio · 686 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mason Creek Middle School	Middle	6–8	3.3 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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