

Single Family Residence **RESIDENTIAL**

9004 RIVER BEND CT

VILLA RICA, GA 30180

\$494,350 TopHap Estimate · \$199 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,488 ft²
LIVING AREA

1.03 ac
LOT SIZE

2002
YEAR BUILT

1
STORIES

VALUATION

\$494K

\$474K low

\$514K high

Last Sale

\$264,000 · Feb 20, 2003

Est. Owner Equity

\$251,213

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$1,389 (2024)
Assessed Value	\$196,840
Previous Assessed	\$196,840
Assessor Market Value	\$492,100

PROPERTY FACTS

Property Type	Single Family Residence
County	Douglas
Lot (acres)	1.03
Construction	Wood Frame
Foundation	Masonry (Unspecified)
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 244 ft²

Porch · 416 ft²

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	5.0 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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