

Single Family Residence **RESIDENTIAL**

9008 RIVER BEND CT

VILLA RICA, GA 30180

\$417,563 TopHap Estimate · \$191 / ft² · confidence 92 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,185 ft²
LIVING AREA

1 ac
LOT SIZE

2002
YEAR BUILT

1
STORIES

VALUATION

\$418K

\$383K low

\$452K high

Last Sale

\$339,900 · Dec 7, 2020

Est. Owner Equity

\$145,643

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$1,823 (2024)
Assessed Value	\$166,920
Previous Assessed	\$166,920
Assessor Market Value	\$417,300

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

Deck · 117 ft²

Patio · 325 ft²

Porch · 248 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 7, 2020	Resale	Grant Deed	\$339,900	\$156	\$272K

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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