

Single Family Residence **RESIDENTIAL**

9051 RIVER BEND CT

VILLA RICA, GA 30180

\$495,418 TopHap Estimate · \$172 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,872 ft²

LIVING AREA

1.02 ac

LOT SIZE

2001

YEAR BUILT

2

STORIES

VALUATION

\$495K

\$474K low

\$516K high

Last Sale

\$280,000 · Jul 1, 2002

Est. Owner Equity

\$0

Loan-to-Value

144%

TAX & ASSESSMENT

Property Tax	\$4,843 (2024)
Assessed Value	\$186,640
Previous Assessed	\$186,640
Assessor Market Value	\$466,600

PROPERTY FACTS

Property Type	Single Family Residence
County	Douglas
Lot (acres)	1.02
Foundation	Masonry (Unspecified)
Roof	Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck · 192 ft²

Porch · 263 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mason Creek Middle School	Middle	6–8	3.3 mi
Mason Creek Elementary School	Elementary	KG–5	3.3 mi
Alexander High School	High	9–12	4.8 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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