

Single Family Residence

RESIDENTIAL

9063 RIVER BEND CT

VILLA RICA, GA 30180

\$484,727 TopHap Estimate · \$142 / ft² · confidence 98 · as of Jul 14, 2026



4

BEDS

1.5

BATHS

3,404 ft²

LIVING AREA

1.05 ac

LOT SIZE

2002

YEAR BUILT

2

STORIES

VALUATION

\$485K

\$475K low

\$495K high

Last Sale

\$485,000 · May 11, 2026

Est. Owner Equity

\$39,727

Loan-to-Value

92%

TAX & ASSESSMENT

Property Tax	\$4,717 (2025)
Assessed Value	\$182,640
Assessor Market Value	\$456,600

PROPERTY FACTS

Property Type	Single Family Residence
County	DOUGLAS
Lot (acres)	1.05
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck

Patio · 416 ft²

Porch · 135 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 11, 2026	Resale	Special Warranty Deed	\$485,000	\$142	\$445K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mason Creek Middle School	Middle	6–8	3.2 mi
Mason Creek Elementary School	Elementary	KG–5	3.2 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	Absentee owner
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