

Single Family Residence

RESIDENTIAL

4220 RIVER BEND CT

VILLA RICA, GA 30180

\$469,801 TopHap Estimate · \$187 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,506 ft²

LIVING AREA

2.61 ac

LOT SIZE

2002

YEAR BUILT

1

STORIES

VALUATION

\$470K

\$448K low

\$491K high

Last Sale

\$365,000 · Nov 10, 2021

Est. Owner Equity

\$177,801

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$5,163 (2025)
Assessed Value	\$187,760
Previous Assessed	\$187,760
Assessor Market Value	\$469,400

PROPERTY FACTS

Property Type	Single Family Residence
County	Douglas
Lot (acres)	2.60
Construction	Wood Frame
Foundation	Masonry (Unspecified)
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Deck · 204 ft²

Porch · 120 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 10, 2021	Financing	Warranty Deed			
Nov 10, 2021	Resale	Warranty Deed	\$365,000	\$146	\$292K
Nov 9, 2021	Financing	Warranty Deed			
Nov 9, 2021	Financing	Warranty Deed			
May 11, 2011	Quitclaim	Quit Claim Transfer			
May 11, 2011	Quitclaim	Quit Claim Transfer			
Jul 21, 1999	Non-arms-length	Warranty Deed	\$473,500	\$189	\$1.2M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mason Creek Middle School	Middle	6–8	3.0 mi
Mason Creek Elementary School	Elementary	KG–5	3.0 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.

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NEIGHBORHOOD · ZIP 30180



Index values: 100 = US average; lower is better.

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OWNERSHIP

