

Single Family Residence

RESIDENTIAL

4245 RIVER BEND CT

VILLA RICA, GA 30180

\$578,829 TopHap Estimate · \$180 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,224 ft²

LIVING AREA

5.16 ac

LOT SIZE

2001

YEAR BUILT

1

STORIES

VALUATION

\$579K

\$554K low

\$604K high

Last Sale

\$307,000 · Jul 22, 2002

Est. Owner Equity

\$371,214

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$5,201 (2024)
Assessed Value	\$195,600
Previous Assessed	\$195,600
Assessor Market Value	\$489,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Douglas
Lot (acres)	5.16
Construction	Wood Frame
Foundation	Concrete
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 502 ft²

Porch · 286 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mason Creek Middle School	Middle	6–8	3.0 mi
Mason Creek Elementary School	Elementary	KG–5	3.1 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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