

Single Family Residence **RESIDENTIAL**

8996 RIVER BEND CT

VILLA RICA, GA 30180

\$516,345 TopHap Estimate · \$175 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

4

BATHS

2,948 ft²

LIVING AREA

1.2 ac

LOT SIZE

2001

YEAR BUILT

1

STORIES

VALUATION

\$516K

\$486K low

\$547K high

Last Sale

\$239,900 · Nov 17, 2014

Est. Owner Equity

\$301,803

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$6,379 (2024)
Assessed Value	\$200,680
Previous Assessed	\$200,680
Assessor Market Value	\$501,700

PROPERTY FACTS

Property Type	Single Family Residence
County	Douglas
Lot (acres)	1.20
Foundation	Masonry (Unspecified)
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 140 ft²

Porch · 140 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 17, 2014	Resale	Grant Deed	\$239,900	\$81	\$236K
Jan 17, 2013	Quitclaim	Quit Claim Transfer			
Dec 23, 2003	Quitclaim	Quit Claim Transfer			\$248K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mason Creek Middle School	Middle	6–8	3.3 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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