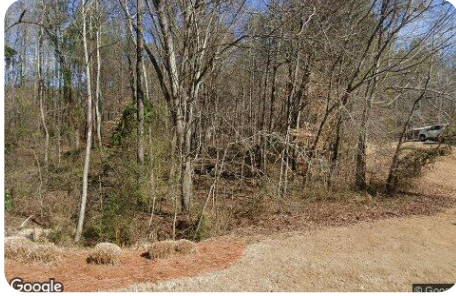


Single Family Residence **RESIDENTIAL**

4200 RIVER BEND CT

VILLA RICA, GA 30180

\$448,873 TopHap Estimate · \$172 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,615 ft²

LIVING AREA

1.84 ac

LOT SIZE

2000

YEAR BUILT

2

STORIES

VALUATION

\$449K

\$428K low

\$470K high

Last Sale

\$245,000 · May 11, 2016

Est. Owner Equity

\$200,873

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$5,343 (2024)
Assessed Value	\$167,760
Previous Assessed	\$167,760
Assessor Market Value	\$419,400

PROPERTY FACTS

Property Type	Single Family Residence
County	Douglas
Lot (acres)	1.84
Construction	Wood Frame
Foundation	Concrete
Roof	Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Deck · 204 ft²

Porch · 237 ft²

Outdoor kitchen

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 23, 2012	Financing	Warranty Deed			\$182K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mason Creek Middle School	Middle	6–8	2.9 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.

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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