

Single Family Residence **RESIDENTIAL**

9020 RIVER BEND CT

VILLA RICA, GA 30180

\$471,502 TopHap Estimate · \$171 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

4

BATHS

2,761 ft²

LIVING AREA

1.67 ac

LOT SIZE

2001

YEAR BUILT

1

STORIES

VALUATION

\$472K

\$440K low

\$503K high

Last Sale

\$249,900 · Apr 17, 2013

Est. Owner Equity

\$305,502

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$4,345 (2024)
Assessed Value	\$179,920
Previous Assessed	\$179,920
Assessor Market Value	\$449,800

PROPERTY FACTS

Property Type	Single Family Residence
County	Douglas
Lot (acres)	1.67
Construction	Wood Frame
Foundation	Concrete
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 243 ft²

Porch · 208 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 17, 2013	Resale	Grant Deed	\$249,900	\$91	\$237K
Nov 6, 2012	Foreclosure sale	Trustees Deed	\$214,624	\$78	
Nov 8, 2012	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mason Creek Middle School	Middle	6–8	3.5 mi
Mason Creek Elementary School	Elementary	KG–5	3.5 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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