

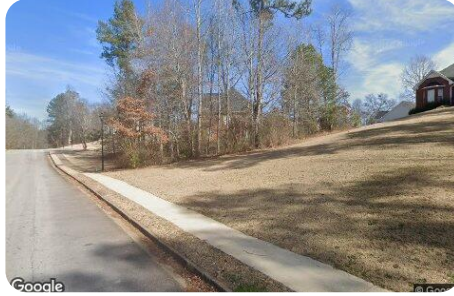
Single Family Residence

RESIDENTIAL

4270 RIVER BEND CT

VILLA RICA, GA 30180

\$409,828 TopHap Estimate · \$194 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,115 ft²

LIVING AREA

1.02 ac

LOT SIZE

2000

YEAR BUILT

1

STORIES

VALUATION

\$410K

\$375K low

\$445K high

Last Sale

\$268,900 · Apr 17, 2017

Est. Owner Equity

\$145,799

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$4,283 (2024)
Assessed Value	\$155,480
Previous Assessed	\$155,480
Assessor Market Value	\$388,700

PROPERTY FACTS

Property Type	Single Family Residence
County	Douglas
Lot (acres)	1.02
Construction	Wood Frame
Foundation	Concrete
Roof	Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 264 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 17, 2017	Quitclaim	Quit Claim Transfer			
Apr 17, 2017	Resale	Warranty Deed	\$268,900	\$127	\$264K

ASSIGNED SCHOOLS

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