

Single Family Residence **RESIDENTIAL**

4295 RIVER BEND CT

VILLA RICA, GA 30180

\$470,515 TopHap Estimate · \$188 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,501 ft²

LIVING AREA

1 ac

LOT SIZE

2001

YEAR BUILT

1

STORIES

VALUATION

\$471K

\$437K low

\$504K high

Est. Owner Equity

\$225,715

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$5,672 (2024)
Assessed Value	\$178,200
Previous Assessed	\$155,560
Assessor Market Value	\$445,500

PROPERTY FACTS

Property Type	Single Family Residence
County	Douglas
Lot (acres)	1.00
Construction	Wood Frame
Foundation	Concrete
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 230 ft²

Porch · 192 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 22, 2022	Financing	Warranty Deed			
Mar 31, 2006	Non-arms-length	Grant Deed	\$289,000	\$116	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mason Creek Middle School	Middle	6–8	3.2 mi
Mason Creek Elementary School	Elementary	KG–5	3.2 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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