

Single Family Residence **RESIDENTIAL**

9055 RIVER BEND CT

VILLA RICA, GA 30180

\$434,958 TopHap Estimate · \$183 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,378 ft²

LIVING AREA

1 ac

LOT SIZE

2002

YEAR BUILT

1

STORIES

VALUATION

\$435K

\$414K low

\$456K high

Last Sale

\$230,000 · Oct 27, 2015

Est. Owner Equity

\$216,458

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$934 (2024)
Assessed Value	\$159,760
Previous Assessed	\$159,760
Assessor Market Value	\$399,400

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

Deck · 192 ft²

Porch · 44 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 10, 2005	Resale	Warranty Deed	\$277,900	\$117	
Jun 14, 2004	Resale	Warranty Deed	\$240,000	\$101	\$228K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mason Creek Middle School	Middle	6–8	3.3 mi
Mason Creek Elementary School	Elementary	KG–5	3.3 mi
Alexander High School	High	9–12	4.8 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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