

Single Family Residence **RESIDENTIAL**

9039 RIVER BEND CT

VILLA RICA, GA 30180

\$509,944 TopHap Estimate · \$211 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,412 ft²

LIVING AREA

1.01 ac

LOT SIZE

2002

YEAR BUILT

1

STORIES

VALUATION

\$510K

\$463K low

\$557K high

Last Sale

\$509,900 · Aug 7, 2025

Est. Owner Equity

\$509,944

TAX & ASSESSMENT

Property Tax	\$1,376 (2024)
Assessed Value	\$179,400
Previous Assessed	\$179,400
Assessor Market Value	\$448,500

PROPERTY FACTS

Property Type	Single Family Residence
County	Douglas
Lot (acres)	1.01
Foundation	Masonry (Unspecified)
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 198 ft²

Porch · 164 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 31, 2025	Resale	Warranty Deed	\$509,900	\$211	
Feb 24, 2006	Quitclaim	Quit Claim Transfer			
Jul 8, 2005	Resale	Deed	\$305,000	\$126	\$85K

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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