

Single Family Residence **RESIDENTIAL**

9052 RIVER BEND CT

VILLA RICA, GA 30180

\$422,618 TopHap Estimate · \$169 / ft² · confidence 93 · as of Jul 14, 2026



1

BATHS

2,504 ft²

LIVING AREA

1 ac

LOT SIZE

2004

YEAR BUILT

2

STORIES

VALUATION

\$423K

\$392K low

\$453K high

Est. Owner Equity

\$357,618

Loan-to-Value

15%

TAX & ASSESSMENT

Property Tax	\$4,194 (2025)
Assessed Value	\$155,960
Assessor Market Value	\$389,900

PROPERTY FACTS

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

Deck · 216 ft²

Porch · 295 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 4, 2026	Financing	Mortgage			\$65K
Mar 4, 2020	Quitclaim	Quit Claim Transfer			
Nov 28, 2005	Resale	Deed	\$256,600	\$102	\$205K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mason Creek Middle School	Middle	6–8	3.2 mi
Mason Creek Elementary School	Elementary	KG–5	3.3 mi
Alexander High School	High	9–12	4.7 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
--------------------------------------	--	---	--	-------------------------------------	------------------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------