

Single Family Residence

RESIDENTIAL

9031 RIVER BEND CT

VILLA RICA, GA 30180

\$606,287 TopHap Estimate · \$190 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

5

BATHS

3,197 ft²

LIVING AREA

1.95 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

VALUATION

\$606K

\$558K low

\$655K high

Est. Owner Equity

\$422,287

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax	\$1,315 (2024)
Assessed Value	\$224,280
Previous Assessed	\$224,280
Assessor Market Value	\$560,700

PROPERTY FACTS

Property Type	Single Family Residence
County	Douglas
Lot (acres)	1.95
Construction	Wood Frame
Foundation	Concrete
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 171 ft²

Porch · 112 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 9, 2013	Quitclaim	Quit Claim Transfer			\$184K
Jan 31, 2011	Resale	Special Warranty Deed	\$230,000	\$72	\$184K
Apr 17, 2008	Recorded document	Grant Deed			
Apr 17, 2007	Quitclaim	Quit Claim Transfer			
Sep 5, 2006	Foreclosure sale	Trustees Deed	\$391,851	\$123	
Sep 5, 2006	Recorded document	Grant Deed			
Feb 14, 2006	Resale	Deed	\$439,900	\$138	\$433K
Feb 14, 2006	Resale	Grant Deed	\$439,900	\$138	\$433K
May 24, 2005	Resale	Warranty Deed	\$42,000	\$13	\$318K

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	4.9 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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