

Single Family Residence

RESIDENTIAL

4265 RIVER BEND CT

VILLA RICA, GA 30180

\$441,923 TopHap Estimate · \$173 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

4

BATHS

2,550 ft²

LIVING AREA

1.13 ac

LOT SIZE

2002

YEAR BUILT

2

STORIES

VALUATION

\$442K

\$409K low

\$474K high

Last Sale

\$293,000 · Apr 8, 2019

Est. Owner Equity

\$154,280

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$4,538 (2024)
Assessed Value	\$166,040
Previous Assessed	\$166,040
Assessor Market Value	\$415,100

PROPERTY FACTS

Property Type	Single Family Residence
County	Douglas
Lot (acres)	1.13
Construction	Wood Frame
Foundation	Concrete
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 192 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 8, 2019	Resale	Warranty Deed	\$293,000	\$115	\$288K
Apr 8, 2019	Quitclaim	Quit Claim Transfer			
Mar 26, 2019	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mason Creek Middle School	Middle	6–8	3.1 mi
Mason Creek Elementary School	Elementary	KG–5	3.1 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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