

Single Family Residence

RESIDENTIAL

396 RIVER TRACE DR

VILLA RICA, GA 30180

\$227,088 TopHap Estimate · \$174 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,308 ft²

LIVING AREA

0.2 ac

LOT SIZE

2001

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$227K

\$216K low

\$239K high

Last Sale

\$145,000 · Jun 10, 2020

Est. Owner Equity

\$69,088

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$2,626 (2025)
Assessed Value	\$93,932
Assessor Market Value	\$234,831

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	CARROLL
Lot (acres)	0.20
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No
View	Corner/Waterfront

Deck · 120 ft²

Porch · 60 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 5, 2026	Quitclaim	Quit Claim Transfer			\$158K
Jun 10, 2020	Resale	Grant Deed	\$145,000	\$111	\$141K
May 21, 2020	Quitclaim	Quit Claim Transfer			
Oct 22, 2019	Resale	Grant Deed	\$120,000	\$92	
Mar 19, 2008	Resale	Warranty Deed	\$110,600	\$85	\$109K
Mar 19, 2008	Resale	Grant Deed	\$110,510	\$84	
Sep 26, 2007	Resale	Grant Deed	\$82,000	\$63	
Sep 26, 2007	Resale	Grant Deed	\$82,000	\$63	
Apr 3, 2007	Non-arms-length	Trustees Deed	\$97,605	\$75	
Apr 3, 2007	Recorded document	Grant Deed			
Mar 1, 2006	Quitclaim	Quit Claim Transfer			\$101K
Mar 1, 2006	Financing	Grant Deed			\$101K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Temple Middle School	Middle	6–8	3.4 mi
Temple High School	High	9–12	3.4 mi
Temple Elementary School	Elementary	PK–5	4.0 mi

District: Carroll 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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