

Single Family Residence

RESIDENTIAL

301 RIVER TRACE DR

VILLA RICA, GA 30180

\$207,764 TopHap Estimate · \$175 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,190 ft²

LIVING AREA

0.23 ac

LOT SIZE

1999

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$208K

\$195K low

\$220K high

Est. Owner Equity

\$207,764

TAX & ASSESSMENT

Property Tax	\$2,509 (2025)
Assessed Value	\$89,738
Previous Assessed	\$89,738
Assessor Market Value	\$224,345

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Carroll
Lot (acres)	0.23
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck · 120 ft²

Porch · 144 ft²

CLIMATE RISK

1

FLOOD

29

WILDFIRE

87

HEAT

96

STORM

18

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 12, 2022	Financing	Limited Warranty Deed			
Jun 21, 2022	Resale	Limited Warranty Deed	\$230,000	\$193	
Jun 21, 2022	Resale	Warranty Deed	\$176,301	\$148	
Sep 24, 2008	Financing	Grant Deed			\$77K
Sep 24, 2008	Resale	Grant Deed	\$65,000	\$55	
Apr 1, 2008	Recorded document	Grant Deed			
Apr 1, 2008	Non-arms-length	Trustees Deed	\$77,728	\$65	

Apr 1, 2008	Recorded document	Grant Deed
Apr 1, 2008	Recorded document	Grant Deed

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Temple Middle School	Middle	6–8	3.7 mi
Temple High School	High	9–12	3.7 mi
Temple Elementary School	Elementary	PK–5	4.4 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
-------------------	---------------------	----------------------	-------------------------	------------------	-----------------

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