

Single Family Residence **RESIDENTIAL**

309 RIVER TRACE DR

VILLA RICA, GA 30180

\$225,411 TopHap Estimate · \$175 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,289 ft²

LIVING AREA

0.23 ac

LOT SIZE

2000

YEAR BUILT

2

STORIES

5

ROOMS

2

PARKING

VALUATION

\$225K

\$211K low

\$240K high

Last Sale

\$51,900 · Feb 2, 2010

Est. Owner Equity

\$174,452

Loan-to-Value

22%

TAX & ASSESSMENT

Property Tax	\$2,600 (2025)
Assessed Value	\$93,006
Previous Assessed	\$93,006
Assessor Market Value	\$232,514

PROPERTY FACTS

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

Gazebo Deck · 120 ft² Patio · 176 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
Feb 2, 2010	Resale	Grant Deed	\$51,900	\$40	\$51K
Feb 2, 2010	Resale	Grant Deed	\$51,900	\$40	\$51K
Aug 4, 2009	Foreclosure sale	Trustees Deed	\$97,507	\$76	
Sep 30, 2005	Resale	Warranty Deed	\$112,400	\$87	\$90K

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.

OWNERSHIP

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