

Single Family Residence **RESIDENTIAL**

304 JAMESTOWN RUN

VILLA RICA, GA 30180

\$320,625 TopHap Estimate · \$144 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,233 ft²

LIVING AREA

0.21 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$321K

\$309K low

\$332K high

Last Sale

\$181,700 · Apr 23, 2007

Est. Owner Equity

\$56,075

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax	\$1,038 (2024)
Assessed Value	\$136,151
Previous Assessed	\$136,151
Assessor Market Value	\$340,378

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Carroll
Lot (acres)	0.21
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Porch · 163 ft²

CLIMATE RISK

54

FLOOD

32

WILDFIRE

87

HEAT

96

STORM

31

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 9, 2023	Quitclaim	Quit Claim Transfer			\$265K
Apr 12, 2007	Resale	Grant Deed	\$181,700	\$81	\$179K
Apr 12, 2007	Resale	Grant Deed	\$181,644	\$81	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Bay Springs Middle School	Middle	6–8	0.4 mi
Ithica Elementary School	Elementary	PK–5	1.0 mi
Villa Rica High School	High	9–12	2.5 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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