

Single Family Residence

RESIDENTIAL

325 RIVER TRACE DR

VILLA RICA, GA 30180

\$228,502 TopHap Estimate · \$175 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,305 ft²

LIVING AREA

0.17 ac

LOT SIZE

2000

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$229K

\$208K low

\$249K high

Est. Owner Equity

\$107,002

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$2,677 (2024)
Assessed Value	\$95,744
Previous Assessed	\$95,744
Assessor Market Value	\$239,361

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Foyer
County	Carroll
Lot (acres)	0.17
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 120 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 15, 2015	Resale	Warranty Deed	\$97,000	\$74	
Oct 15, 2014	Resale	Grant Deed	\$75,000	\$57	
Aug 31, 2009	Financing	Grant Deed			\$47K
Aug 31, 2009	Resale	Grant Deed	\$62,500	\$48	\$47K
Oct 7, 2008	Recorded document	Grant Deed			
Oct 7, 2008	Non-arms-length	Trustees Deed	\$113,640	\$87	
Jun 29, 2004	Resale	Warranty Deed	\$107,700	\$83	\$107K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Temple Middle School	Middle	6–8	3.6 mi
Temple High School	High	9–12	3.7 mi
Temple Elementary School	Elementary	PK–5	4.3 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	Absentee owner
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