

Single Family Residence **RESIDENTIAL**

349 RIVER TRACE DR

VILLA RICA, GA 30180

\$212,545 TopHap Estimate · \$171 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,240 ft²

LIVING AREA

0.17 ac

LOT SIZE

2000

YEAR BUILT

2

STORIES

5

ROOMS

2

PARKING

VALUATION

\$213K

\$195K low

\$230K high

Last Sale

\$94,900 · Jun 30, 2003

Est. Owner Equity

\$131,545

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$2,486 (2024)
Assessed Value	\$88,935
Previous Assessed	\$88,935
Assessor Market Value	\$222,337

PROPERTY FACTS

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

Deck · 120 ft²

Patio · 300 ft²

Porch · 60 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Temple Middle School	Middle	6–8	3.5 mi
Temple High School	High	9–12	3.6 mi
Temple Elementary School	Elementary	PK–5	4.2 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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