

Single Family Residence

RESIDENTIAL

318 RIVER TRACE DR

VILLA RICA, GA 30180

\$205,759 TopHap Estimate · \$164 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,254 ft²

LIVING AREA

0.17 ac

LOT SIZE

2000

YEAR BUILT

2

STORIES

5

ROOMS

2

PARKING

VALUATION

\$206K

\$187K low

\$225K high

Last Sale

\$168,000 · Jul 28, 2021

Est. Owner Equity

\$36,063

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$2,206 (2024)
Assessed Value	\$86,451
Previous Assessed	\$86,451
Assessor Market Value	\$216,128

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 · 20 ft²

Porch · 60 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 28, 2021	Resale	Warranty Deed	\$168,000	\$134	\$170K
Jun 21, 2013	Quitclaim	Quit Claim Transfer			
Jun 21, 2013	Quitclaim	Quit Claim Transfer			\$65K
May 2, 2013	Quitclaim	Quit Claim Transfer			
Apr 11, 2013	Quitclaim	Quit Claim Transfer			
Apr 11, 2013	Quitclaim	Quit Claim Transfer			
Nov 26, 2007	Quitclaim	Quit Claim Transfer			
Feb 24, 2004	Resale	Warranty Deed	\$91,500	\$73	\$73K

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	4.3 mi
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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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