

Single Family Residence

RESIDENTIAL

310 RIVER TRACE DR

VILLA RICA, GA 30180

\$225,077 TopHap Estimate · \$175 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,289 ft²

LIVING AREA

0.17 ac

LOT SIZE

2001

YEAR BUILT

2

STORIES

5

ROOMS

2

PARKING

VALUATION

\$225K

\$205K low

\$245K high

Last Sale

\$850,928 · Dec 8, 2021

Est. Owner Equity

\$225,077

TAX & ASSESSMENT

Property Tax	\$2,438 (2024)
Assessed Value	\$87,198
Previous Assessed	\$87,198
Assessor Market Value	\$217,995

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

Porch · 144 ft²

CLIMATE RISK

1 FLOOD	29 WILDFIRE	87 HEAT	96 STORM	18 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 8, 2021	Resale	Limited Warranty Deed	\$850,928	\$660	
Aug 31, 2017	Non-arms-length	Trustees Deed	\$95,600	\$74	\$2.9M
Oct 31, 2012	Resale	Warranty Deed	\$69,000	\$54	
Oct 31, 2012	Resale	Grant Deed	\$68,933	\$53	
Aug 7, 2012	Resale	Trustees Deed	\$28,001	\$22	
Aug 7, 2012	Resale	Grant Deed	\$28,001	\$22	
Dec 28, 2006	Resale	Warranty Deed	\$108,000	\$84	\$106K
Mar 18, 2005	Resale	Warranty Deed	\$106,000	\$82	\$85K

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

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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