

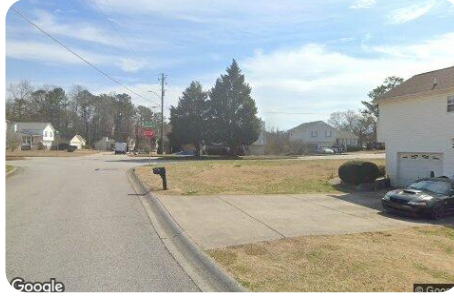
Single Family Residence

RESIDENTIAL

300 RIVER TRACE DR

VILLA RICA, GA 30180

\$227,463 TopHap Estimate · \$121 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,881 ft²

LIVING AREA

0.24 ac

LOT SIZE

2000

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$227K

\$220K low

\$235K high

Est. Owner Equity

\$227,463

TAX & ASSESSMENT

Property Tax	\$2,672 (2025)
Assessed Value	\$95,560
Assessor Market Value	\$238,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Foyer
County	CARROLL
Lot (acres)	0.24
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No
View	Corner/Waterfront

Deck · 120 ft²

CLIMATE RISK

1
FLOOD

29
WILDFIRE

87
HEAT

96
STORM

18
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 7, 2025	Quitclaim	Quit Claim Transfer			
Jan 17, 2014	Resale	Warranty Deed	\$68,500	\$36	
Jan 17, 2014	Resale	Grant Deed	\$68,500	\$36	
Apr 4, 2006	Resale	Warranty Deed	\$119,000	\$63	\$119K

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	4.4 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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