

Single Family Residence

RESIDENTIAL

305 RIVER TRACE DR

VILLA RICA, GA 30180

\$204,144 TopHap Estimate · \$166 / ft² · confidence 90 · as of Jun 23, 2026



3

BEDS

2

BATHS

1,228 ft²

LIVING AREA

0.26 ac

LOT SIZE

2000

YEAR BUILT

2

STORIES

5

ROOMS

VALUATION

\$204K

\$184K low

\$225K high

Last Sale

\$1,100 · May 2, 2018

Est. Owner Equity

\$204,144

TAX & ASSESSMENT

Property Tax	\$2,360 (2024)
Assessed Value	\$84,400
Previous Assessed	\$84,400
Assessor Market Value	\$211,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Carroll
Lot (acres)	0.26
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 120 ft²

Porch · 50 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
Feb 12, 2013	Quitclaim	Quit Claim Transfer			
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Mar 29, 2012	Resale	Grant Deed	\$41,000	\$33	
Mar 29, 2012	Resale	Grant Deed	\$41,000	\$33	
Aug 15, 2011	Recorded document	Grant Deed			
Sep 1, 2011	Resale	Grant Deed	\$41,475	\$34	
Mar 1, 2011	Non-arms-length	Trustees Deed	\$79,790	\$65	
Mar 1, 2011	Recorded document	Grant Deed			
Mar 1, 2011	Quitclaim	Quit Claim Transfer			

Mar 1, 2011	Non-arms-length	Grant Deed	\$79,791	\$65	
Mar 1, 2005	Quitclaim	Quit Claim Transfer			
Feb 10, 2005	Resale	Warranty Deed	\$99,900	\$81	\$100K

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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