

Single Family Residence

RESIDENTIAL

445 RIVER TRACE DR

VILLA RICA, GA 30180

\$220,770 TopHap Estimate · \$170 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,302 ft²

LIVING AREA

0.22 ac

LOT SIZE

2002

YEAR BUILT

2

STORIES

5

ROOMS

VALUATION

\$221K

\$202K low

\$240K high

Last Sale

\$175,000 · Jul 19, 2021

Est. Owner Equity

\$52,377

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$2,651 (2025)
Assessed Value	\$94,824
Previous Assessed	\$94,824
Assessor Market Value	\$237,059

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Carroll
Lot (acres)	0.22
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 16 ft²

Porch · 60 ft²

CLIMATE RISK

1

FLOOD

30

WILDFIRE

87

HEAT

96

STORM

18

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 19, 2021	Resale	Warranty Deed	\$175,000	\$134	\$168K
Dec 19, 2017	Resale	Warranty Deed	\$120,000	\$92	\$123K
Oct 10, 2012	Recorded document	Grant Deed			
Oct 10, 2012	Resale	Grant Deed	\$35,000	\$27	
Apr 3, 2012	Recorded document	Grant Deed			
Apr 3, 2012	Non-arms-length	Trustees Deed	\$114,250	\$88	
Apr 3, 2012	Non-arms-length	Grant Deed	\$114,250	\$88	
Apr 3, 2012	Non-arms-length	Grant Deed	\$114,250	\$88	

Feb 17, 2006	Resale	Grant Deed	\$101,100	\$78	\$99K
Dec 7, 2004	Non-arms-length	Trustees Deed	\$96,000	\$74	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Temple Middle School	Middle	6–8	3.2 mi
Temple High School	High	9–12	3.2 mi
Temple Elementary School	Elementary	PK–5	3.9 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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