

Single Family Residence

RESIDENTIAL

397 RIVER TRACE DR

VILLA RICA, GA 30180

\$223,044 TopHap Estimate · \$177 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,260 ft²

LIVING AREA

0.22 ac

LOT SIZE

2002

YEAR BUILT

2

STORIES

5

ROOMS

VALUATION

\$223K

\$210K low

\$236K high

Last Sale

\$149,200 · Jun 26, 2020

Est. Owner Equity

\$72,337

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$2,282 (2025)
Assessed Value	\$93,521
Previous Assessed	\$93,521
Assessor Market Value	\$233,803

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 · 120 ft²

Porch · 144 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 26, 2020	Resale	Warranty Deed	\$149,200	\$118	\$151K
Jul 28, 2005	Resale	Grant Deed	\$105,500	\$84	\$94K
Jun 9, 2005	Financing	Grant Deed			\$88K
Feb 1, 2005	Non-arms-length	Trustees Deed	\$108,859	\$86	
Jan 7, 2004	Resale	Warranty Deed	\$104,200	\$83	\$103K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Temple Middle School	Middle	6–8	3.4 mi
Temple High School	High	9–12	3.4 mi
Temple Elementary School	Elementary	PK–5	4.0 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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------