

Single Family Residence

RESIDENTIAL

425 RIVER TRACE DR

VILLA RICA, GA 30180

\$187,970 TopHap Estimate · \$155 / ft² · confidence 90 · as of Jun 23, 2026



3

BEDS

2

BATHS

1,212 ft²

LIVING AREA

0.33 ac

LOT SIZE

2001

YEAR BUILT

2

STORIES

5

ROOMS

VALUATION

\$188K

\$169K low

\$207K high

Last Sale

\$137,000 · Aug 26, 2019

Est. Owner Equity

\$187,970

TAX & ASSESSMENT

Property Tax	\$2,196 (2024)
Assessed Value	\$78,534
Previous Assessed	\$78,534
Assessor Market Value	\$196,337

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Carroll
Lot (acres)	0.33
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 4, 2020	Financing	Grant Deed			\$406M
Aug 19, 2019	Resale	Grant Deed	\$137,000	\$113	
Feb 27, 2006	Resale	Warranty Deed	\$114,700	\$95	\$113K
Feb 27, 2006	Resale	Grant Deed	\$114,625	\$95	\$113K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Temple Middle School	Middle	6–8	3.3 mi
Temple High School	High	9–12	3.3 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.