

Single Family Residence

**RESIDENTIAL**

# 357 RIVER TRACE DR

VILLA RICA, GA 30180

**\$230,724** TopHap Estimate · \$185 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,246 ft<sup>2</sup>**

LIVING AREA

**0.17 ac**

LOT SIZE

**2001**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

## VALUATION

**\$231K**

**\$214K low**

**\$247K high**

Last Sale

**\$112,000 · Jun 26, 2006**

Est. Owner Equity

**\$118,724**

Loan-to-Value

**46%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,642 (2024) |
| Assessed Value        | \$94,498       |
| Previous Assessed     | \$94,498       |
| Assessor Market Value | \$236,244      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Split Foyer             |
| County        | Carroll                 |
| Lot (acres)   | 0.17                    |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Deck · 120 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN  |
|--------------|--------|---------------|-----------|--------|-------|
| Jun 26, 2006 | Resale | Warranty Deed | \$112,000 | \$90   | \$90K |
| Jun 26, 2006 | Resale | Grant Deed    | \$112,000 | \$90   |       |

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| Temple Middle School     | Middle     | 6–8    | 3.5 mi   |
| Temple High School       | High       | 9–12   | 3.5 mi   |
| Temple Elementary School | Elementary | PK–5   | 4.2 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>87</b><br>CRIME INDEX | <b>78</b><br>AIR POLLUTION | <b>41,417</b><br>POPULATION | <b>\$86K</b><br>MEDIAN IN-COME | <b>60°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|