

Single Family Residence

RESIDENTIAL

361 RIVER TRACE DR

VILLA RICA, GA 30180

\$248,731 TopHap Estimate · \$207 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,200 ft²

LIVING AREA

0.17 ac

LOT SIZE

2002

YEAR BUILT

2

STORIES

5

ROOMS

VALUATION

\$249K

\$233K low

\$265K high

Last Sale

\$119,000 · Oct 6, 2017

Est. Owner Equity

\$128,529

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$2,429 (2024)
Assessed Value	\$103,388
Previous Assessed	\$103,388
Assessor Market Value	\$258,469

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Carroll
Lot (acres)	0.17
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 288 ft²

Porch · 60 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 6, 2017	Resale	Grant Deed	\$119,000	\$99	\$120K
Jan 22, 2010	Financing	Grant Deed			\$60K
Jan 22, 2010	Resale	Grant Deed	\$56,000	\$47	\$60K
May 5, 2009	Foreclosure sale	Trustees Deed	\$109,004	\$91	
May 5, 2009	Recorded document	Grant Deed			
May 5, 2009	Non-arms-length	Grant Deed	\$109,005	\$91	
May 5, 2009	Non-arms-length	Grant Deed	\$109,005	\$91	
May 25, 2007	Resale	Warranty Deed	\$104,100	\$87	\$103K
May 25, 2007	Resale	Grant Deed	\$104,100	\$87	\$103K

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

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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