

Single Family Residence **RESIDENTIAL**

# 2167 RACOON CT

VILLA RICA, GA 30180

**\$310,619** TopHap Estimate · \$198 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,568 ft<sup>2</sup>**

LIVING AREA

**0.36 ac**

LOT SIZE

**1999**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$311K**

\$298K low

\$324K high

Last Sale

**\$149,500 · Apr 20, 2012**

Est. Owner Equity

**\$191,019**

Loan-to-Value

**38%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,140 (2024) |
| Assessed Value        | \$115,760      |
| Previous Assessed     | \$115,760      |
| Assessor Market Value | \$289,400      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Douglas                 |
| Construction  | Frame (Unspecified)     |
| Foundation    | Masonry (Unspecified)   |
| Roof          | Asphalt                 |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Patio · 93 ft²

Porch · 167 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Apr 20, 2012 | Resale | Warranty Deed | \$149,500 | \$95   | \$120K |
| May 24, 2010 | Resale | Grant Deed    | \$155,000 | \$99   | \$153K |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Mirror Lake Elementary School | Elementary | KG–5   | 1.6 mi   |
| Mason Creek Middle School     | Middle     | 6–8    | 4.6 mi   |
| Douglas County High School    | High       | 9–12   | 9.1 mi   |

District: Douglas 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> |
|-----------|-----------------------|