

Single Family Residence

RESIDENTIAL

444 RIVER TRACE DR

VILLA RICA, GA 30180

\$235,533 TopHap Estimate · \$182 / ft² · confidence 91 · as of Jun 23, 2026



3

BEDS

2

BATHS

1,296 ft²

LIVING AREA

0.22 ac

LOT SIZE

2001

YEAR BUILT

2

STORIES

5

ROOMS

VALUATION

\$236K

\$214K low

\$257K high

Last Sale

\$545,470 · Nov 25, 2019

Est. Owner Equity

\$235,533

TAX & ASSESSMENT

Property Tax	\$2,714 (2024)
Assessed Value	\$97,080
Previous Assessed	\$97,080
Assessor Market Value	\$242,700

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 · 60 ft²

CLIMATE RISK

1

FLOOD

30

WILDFIRE

87

HEAT

96

STORM

18

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 25, 2019	Non-arms-length	Grant Deed	\$545,500	\$421	\$443M
Jul 2, 2019	Resale	Grant Deed	\$114,750	\$89	
Apr 18, 2016	Resale	Grant Deed	\$88,000	\$68	\$86K
Aug 2, 2013	Financing	Warranty Deed			\$49K
May 14, 2013	Recorded document	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Temple Middle School	Middle	6–8	3.2 mi
Temple High School	High	9–12	3.2 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.

OWNERSHIP

Occupancy	Absentee owner
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