

Single Family Residence **RESIDENTIAL**

359 RIVER TRACE DR

VILLA RICA, GA 30180

\$246,771 TopHap Estimate · \$193 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,277 ft²

LIVING AREA

0.17 ac

LOT SIZE

2002

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$247K

\$228K low

\$265K high

Last Sale

\$30,000 · Aug 31, 2011

Est. Owner Equity

\$246,771

TAX & ASSESSMENT

Property Tax	\$2,483 (2024)
Assessed Value	\$88,804
Previous Assessed	\$88,804
Assessor Market Value	\$222,011

PROPERTY FACTS

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

Deck · 120 ft²

Porch · 156 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 18, 2025	Resale	Limited Warranty Deed	\$248,000	\$194	
Jul 5, 2011	Non-arms-length	Trustees Deed	\$18,293	\$14	
Aug 31, 2011	Resale	Grant Deed	\$30,000	\$23	
Sep 20, 2011	Resale	Grant Deed	\$30,000	\$23	
Oct 19, 2011	Recorded document	Grant Deed			

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
--------------------------------------	--	---	--	-------------------------------------	------------------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	----------------