

Single Family Residence **RESIDENTIAL**

380 RIVER TRACE DR

VILLA RICA, GA 30180

\$300,000 TopHap Estimate · \$250 / ft² · confidence 92 · 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

\$300K

\$275K low

\$325K high

Est. Owner Equity

\$5,250

Loan-to-Value

98%

TAX & ASSESSMENT

Property Tax	\$2,499 (2024)
Assessed Value	\$89,403
Previous Assessed	\$89,403
Assessor Market Value	\$223,507

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 · 16 ft²

Porch · 60 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 6, 2011	Financing	Grant Deed			\$34K
Dec 6, 2011	Recorded document	Grant Deed			
Jun 7, 2011	Recorded document	Grant Deed			
Jun 7, 2011	Non-arms-length	Trustees Deed	\$80,722	\$67	
Jul 28, 2011	Non-arms-length	Grant Deed	\$80,723	\$67	
Sep 20, 2011	Resale	Grant Deed	\$80,723	\$67	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Temple Middle School	Middle	6–8	3.4 mi
Temple High School	High	9–12	3.5 mi
Temple Elementary School	Elementary	PK–5	4.1 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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