

Single Family Residence

RESIDENTIAL

421 RIVER TRACE DR

VILLA RICA, GA 30180

\$243,087 TopHap Estimate · \$188 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,296 ft²

LIVING AREA

0.23 ac

LOT SIZE

2002

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$243K

\$221K low

\$265K high

Last Sale

\$245,000 · Aug 14, 2025

Est. Owner Equity

\$1,094

Loan-to-Value

100%

TAX & ASSESSMENT

Property Tax	\$2,676 (2025)
Assessed Value	\$95,703
Assessor Market Value	\$239,259

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	CARROLL
Lot (acres)	0.23
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No
View	Corner/Waterfront

Deck · 120 ft²

Porch · 144 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 22, 2026	Financing	Mortgage			\$242K
Aug 14, 2025	Resale	Warranty Deed	\$245,000	\$189	\$241K
Oct 28, 2014	Resale	Grant Deed	\$71,500	\$55	\$73K
Sep 3, 2013	Foreclosure sale	Trustees Deed	\$74,412	\$57	
Sep 3, 2013	Non-arms-length	Grant Deed	\$74,413	\$57	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Temple Middle School	Middle	6–8	3.3 mi
Temple High School	High	9–12	3.3 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	Owner occupied
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