

Single Family Residence **RESIDENTIAL**

433 RIVER TRACE DR

VILLA RICA, GA 30180

\$225,495 TopHap Estimate · \$174 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,296 ft²

LIVING AREA

0.22 ac

LOT SIZE

2002

YEAR BUILT

2

STORIES

5

ROOMS

VALUATION

\$225K

\$213K low

\$238K high

Last Sale

\$114,900 · Nov 22, 2017

Est. Owner Equity

\$112,677

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$2,657 (2024)
Assessed Value	\$95,035
Previous Assessed	\$95,035
Assessor Market Value	\$237,587

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 10, 2016	Quitclaim	Quit Claim Transfer			
May 10, 2016	Resale	Warranty Deed	\$83,000	\$64	\$81K
May 19, 2011	Financing	Grant Deed			\$41K
May 19, 2011	Resale	Grant Deed	\$40,804	\$31	\$41K
Apr 6, 2010	Recorded document	Grant Deed			
Apr 6, 2010	Resale	Trustees Deed	\$84,156	\$65	

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

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------