

Single Family Residence **RESIDENTIAL**

437 RIVER TRACE DR

VILLA RICA, GA 30180

\$217,815 TopHap Estimate · \$180 / ft² · confidence 93 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,212 ft²
LIVING AREA

0.2 ac
LOT SIZE

2001
YEAR BUILT

2
STORIES

5
ROOMS

VALUATION

\$218K

\$203K low

\$233K high

Est. Owner Equity

\$103,525

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$2,039 (2024)
Assessed Value	\$90,257
Previous Assessed	\$90,257
Assessor Market Value	\$225,642

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Carroll
Lot (acres)	0.20
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 120 ft²

Porch · 144 ft²

CLIMATE RISK

1 FLOOD	29 WILDFIRE	87 HEAT	96 STORM	18 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 26, 2006	Quitclaim	Quit Claim Transfer			\$115K
Jul 26, 2006	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Temple Middle School	Middle	6–8	3.2 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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