

Single Family Residence

RESIDENTIAL

440 RIVER TRACE DR

VILLA RICA, GA 30180

\$224,398 TopHap Estimate · \$172 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,308 ft²

LIVING AREA

0.21 ac

LOT SIZE

2001

YEAR BUILT

2

STORIES

5

ROOMS

VALUATION

\$224K

\$208K low

\$241K high

Last Sale

\$84,885 · Dec 6, 2001

Est. Owner Equity

\$203,294

Loan-to-Value

9%

TAX & ASSESSMENT

Property Tax	\$2,123 (2024)
Assessed Value	\$94,046
Previous Assessed	\$94,046
Assessor Market Value	\$235,114

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Carroll
Lot (acres)	0.21
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 16 ft²

Porch · 60 ft²

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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