

Single Family Residence

RESIDENTIAL

317 RIVER TRACE DR

VILLA RICA, GA 30180

\$204,308 TopHap Estimate · \$166 / ft² · confidence 90 · as of Jun 23, 2026



3

BEDS

2

BATHS

1,228 ft²

LIVING AREA

0.17 ac

LOT SIZE

2000

YEAR BUILT

2

STORIES

5

ROOMS

2

PARKING

VALUATION

\$204K

\$184K low

\$225K high

Last Sale

\$140,000 · Jan 15, 2021

Est. Owner Equity

\$204,308

TAX & ASSESSMENT

Property Tax	\$2,453 (2024)
Assessed Value	\$87,730
Previous Assessed	\$87,730
Assessor Market Value	\$219,324

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Carroll
Lot (acres)	0.17
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck · 140 ft²

Porch · 60 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 15, 2021	Resale	Warranty Deed	\$140,000	\$114	
Jan 15, 2021	Resale	Limited Warranty Deed	\$119,000	\$97	
Jan 15, 2021	Resale	Warranty Deed	\$102,000	\$83	
Apr 20, 2011	Recorded document	Grant Deed			
Apr 20, 2011	Resale	Grant Deed	\$47,500	\$39	
Sep 7, 2010	Recorded document	Grant Deed			
Sep 7, 2010	Resale	Trustees Deed	\$143,501	\$117	
Sep 16, 2010	Recorded document	Grant Deed			
Sep 7, 2010	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Temple Middle School	Middle	6–8	3.7 mi
Temple High School	High	9–12	3.7 mi
Temple Elementary School	Elementary	PK–5	4.3 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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