

Single Family Residence

RESIDENTIAL

345 RIVER TRACE DR

VILLA RICA, GA 30180

\$235,774 TopHap Estimate · \$181 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,305 ft²

LIVING AREA

0.27 ac

LOT SIZE

2000

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$236K

\$230K low

\$242K high

Last Sale

\$61,500 · Aug 25, 2009

Est. Owner Equity

\$129,374

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$644 (2024)
Assessed Value	\$99,672
Previous Assessed	\$99,426
Assessor Market Value	\$249,179

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Foyer
County	Carroll
Lot (acres)	0.27
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 120 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 25, 2009	Financing	Grant Deed			\$68K
Aug 25, 2009	Resale	Grant Deed	\$61,500	\$47	\$68K
Mar 3, 2009	Resale	Trustees Deed	\$88,587	\$68	
Mar 3, 2009	Recorded document	Grant Deed			
Jan 30, 2008	Resale	Warranty Deed	\$15,500	\$12	
Jan 30, 2008	Resale	Grant Deed	\$110,500	\$85	
Feb 13, 2006	Financing	Trustees Deed			\$7K
Jan 30, 2006	Non-arms-length	Warranty Deed	\$6,400	\$5	
Jan 24, 2006	Non-arms-length	Grant Deed	\$91,000	\$70	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Temple Middle School	Middle	6–8	3.6 mi
Temple High School	High	9–12	3.6 mi

Temple Elementary School	Elementary	PK–5	4.2 mi
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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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