

Single Family Residence

RESIDENTIAL

346 RIVER TRACE DR

VILLA RICA, GA 30180

\$215,694 TopHap Estimate · \$174 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,242 ft²

LIVING AREA

0.17 ac

LOT SIZE

2001

YEAR BUILT

2

STORIES

5

ROOMS

2

PARKING

VALUATION

\$216K

\$200K low

\$231K high

Est. Owner Equity

\$147,539

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$1,936 (2025)
Assessed Value	\$85,566
Previous Assessed	\$85,566
Assessor Market Value	\$213,915

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 · 120 ft²

Porch · 60 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 24, 2014	Quitclaim	Quit Claim Transfer			\$68K
Mar 24, 2014	Quitclaim	Quit Claim Transfer			\$68K
Jun 29, 2005	Resale	Grant Deed	\$95,100	\$77	\$76K
Feb 1, 2005	Foreclosure sale	Trustees Deed	\$91,200	\$73	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Temple Middle School	Middle	6–8	3.5 mi
Temple High School	High	9–12	3.6 mi
Temple Elementary School	Elementary	PK–5	4.2 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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