

Single Family Residence

RESIDENTIAL

369 RIVER TRACE DR

VILLA RICA, GA 30180

\$235,505 TopHap Estimate · \$176 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,336 ft²

LIVING AREA

0.17 ac

LOT SIZE

2002

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$236K

\$225K low

\$246K high

Last Sale

\$115,000 · Oct 4, 2019

Est. Owner Equity

\$124,293

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$2,809 (2024)
Assessed Value	\$100,491
Previous Assessed	\$100,491
Assessor Market Value	\$251,227

PROPERTY FACTS

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

Deck · 28 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 8, 2010	Resale	Grant Deed	\$44,000	\$33	
Oct 8, 2010	Resale	Grant Deed	\$44,000	\$33	
May 4, 2010	Non-arms-length	Trustees Deed	\$45,900	\$34	
May 4, 2010	Non-arms-length	Grant Deed	\$45,900	\$34	
May 31, 2005	Resale	Warranty Deed	\$111,000	\$83	\$88K
May 31, 2005	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Temple Middle School	Middle	6–8	3.5 mi
Temple High School	High	9–12	3.5 mi
Temple Elementary School	Elementary	PK–5	4.1 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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