

Single Family Residence **RESIDENTIAL**

# 417 RIVER TRACE DR

VILLA RICA, GA 30180

**\$234,651** TopHap Estimate · \$188 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,248 ft<sup>2</sup>**

LIVING AREA

**0.23 ac**

LOT SIZE

**2002**

YEAR BUILT

**2**

STORIES

**5**

ROOMS

## VALUATION

**\$235K**

\$210K low

\$259K high

Last Sale

**\$237,000 · May 19, 2025**

Est. Owner Equity

**\$1,944**

Loan-to-Value

**100%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,904 (2025) |
| Assessed Value        | \$103,879      |
| Previous Assessed     | \$103,879      |
| Assessor Market Value | \$259,697      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Split Level             |
| County        | Carroll                 |
| Lot (acres)   | 0.23                    |
| Foundation    | Masonry (Unspecified)   |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Deck · 120 ft²

Porch · 144 ft²

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|-----------------------|-----------|--------|--------|
| May 9, 2025  | Resale          | Limited Warranty Deed | \$237,000 | \$190  | \$233K |
| Jul 26, 2017 | Resale          | Grant Deed            | \$114,900 | \$92   | \$113K |
| Mar 24, 2017 | Non-arms-length | Grant Deed            | \$70,000  | \$56   | \$60K  |

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| Temple Middle School     | Middle     | 6–8    | 3.3 mi   |
| Temple High School       | High       | 9–12   | 3.3 mi   |
| Temple Elementary School | Elementary | PK–5   | 4.0 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>87</b><br>CRIME INDEX | <b>78</b><br>AIR POLLUTION | <b>41,417</b><br>POPULATION | <b>\$86K</b><br>MEDIAN IN-COME | <b>60°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|