

Single Family Residence

RESIDENTIAL

313 RIVER TRACE DR

VILLA RICA, GA 30180

\$231,217 TopHap Estimate · \$188 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,228 ft²

LIVING AREA

0.18 ac

LOT SIZE

2000

YEAR BUILT

2

STORIES

5

ROOMS

2

PARKING

VALUATION

\$231K

\$223K low

\$240K high

Last Sale

\$150,000 · Oct 8, 2020

Est. Owner Equity

\$85,717

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$804 (2025)
Assessed Value	\$96,925
Previous Assessed	\$96,925
Assessor Market Value	\$242,312

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Carroll
Lot (acres)	0.18
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 120 ft²

Porch · 60 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 8, 2020	Resale	Warranty Deed	\$150,000	\$122	\$146K
May 19, 2017	Resale	Grant Deed	\$112,000	\$91	
Mar 19, 2007	Foreclosure sale	Trustees Deed	\$80,000	\$65	
Mar 20, 2007	Quitclaim	Quit Claim Transfer			
Mar 14, 2007	Resale	Grant Deed	\$111,400	\$91	\$110K
Mar 14, 2007	Resale	Grant Deed	\$111,400	\$91	
Oct 25, 2006	Resale	Grant Deed	\$80,000	\$65	\$86K
Oct 25, 2006	Resale	Grant Deed	\$80,000	\$65	
Apr 4, 2006	Non-arms-length	Trustees Deed	\$89,250	\$73	

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
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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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