

Residential - Vacant Land **RESIDENTIAL**

404 RIVER TRACE LOOP
SIMPSONVILLE, SC 29680



0.14 ac
LOT SIZE

VALUATION

Last Sale **\$302,350 · Oct 2, 2025**

TAX & ASSESSMENT

Property Tax	\$103 (2025)
Assessed Value	\$280
Previous Assessed	\$240
Assessor Market Value	\$65,000

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Greenville
Lot (acres)	0.14

CLIMATE RISK

73 FLOOD	13 WILDFIRE	87 HEAT	94 STORM	34 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 19, 2025	Resale	Deed	\$302,350		\$287K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodmont High School	High	9–12	3.0 mi
Ralph Chandler Middle School	Middle	6–8	3.8 mi
Ellen Woodside Elementary School	Elementary	PK–5	5.7 mi

District: Greenville 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 29680

54 CRIME INDEX	84 AIR POLLUTION	37,886 POPULATION	\$94K 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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