

Single Family Residence **RESIDENTIAL**

206 RIVER TRACE LOOP

SIMPSONVILLE, SC 29680

\$313,577 TopHap Estimate · \$172 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,828 ft²

LIVING AREA

0.14 ac

LOT SIZE

2023

YEAR BUILT

VALUATION

\$314K

\$296K low

\$331K high

Last Sale

\$300,250 · Apr 14, 2023

Est. Owner Equity

\$20,535

Loan-to-Value

92%

TAX & ASSESSMENT

Property Tax	\$1,963 (2025)
Assessed Value	\$13,330
Previous Assessed	\$11,720
Assessor Market Value	\$333,330

PROPERTY FACTS

Property Type	Single Family Residence
County	Greenville
Lot (acres)	0.14

CLIMATE RISK

1 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
Mar 14, 2023	Resale	Deed	\$300,250	\$164	\$295K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodmont High School	High	9–12	3.0 mi
Ralph Chandler Middle School	Middle	6–8	3.7 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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