

Single Family Residence **RESIDENTIAL**

# 109 RIVER TRACE LOOP

SIMPSONVILLE, SC 29680

**\$319,002** TopHap Estimate · \$175 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**  
BEDS

**3**  
BATHS

**1,828 ft<sup>2</sup>**  
LIVING AREA

**0.14 ac**  
LOT SIZE

**2023**  
YEAR BUILT

## VALUATION

**\$319K**

\$305K low

\$333K high

Last Sale

**\$285,400 · Feb 2, 2023**

Est. Owner Equity

**\$319,002**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,887 (2025) |
| Assessed Value        | \$12,810       |
| Previous Assessed     | \$11,140       |
| Assessor Market Value | \$329,390      |

## PROPERTY FACTS

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

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 13<br>WILDFIRE | 87<br>HEAT | 94<br>STORM | 34<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED | PRICE     | \$/FT <sup>2</sup> | LOAN |
|--------------|--------|------|-----------|--------------------|------|
| Nov 15, 2022 | Resale | Deed | \$285,400 | \$156              |      |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Woodmont High School             | High       | 9–12   | 2.9 mi   |
| Ralph Chandler Middle School     | Middle     | 6–8    | 3.7 mi   |
| Ellen Woodside Elementary School | Elementary | PK–5   | 5.6 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>54</b><br>CRIME INDEX | <b>84</b><br>AIR POLLUTION | <b>37,886</b><br>POPULATION | <b>\$94K</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> |
|-----------|-----------------------|