

Single Family Residence **RESIDENTIAL**

103 RIVER TRACE LOOP

SIMPSONVILLE, SC 29680

\$295,077 TopHap Estimate · \$210 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,405 ft²
LIVING AREA

0.15 ac
LOT SIZE

2023
YEAR BUILT

VALUATION

\$295K

\$282K low

\$308K high

Last Sale

\$271,281 · Jan 27, 2023

Est. Owner Equity

\$95,078

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$5,289 (2025)
Assessed Value	\$18,370
Previous Assessed	\$15,980
Assessor Market Value	\$310,670

PROPERTY FACTS

Property Type	Single Family Residence
County	Greenville
Lot (acres)	0.15

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
Nov 15, 2022	Resale	Deed	\$271,281	\$193	\$200K

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	5.5 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	Absentee owner
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