

Single Family Residence **RESIDENTIAL**

413 RIVER TRACE LOOP

SIMPSONVILLE, SC 29680

\$304,863 TopHap Estimate · \$181 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,680 ft²
LIVING AREA

0.14 ac
LOT SIZE

2023
YEAR BUILT

VALUATION

\$305K

\$287K low

\$323K high

Last Sale

\$298,550 · Mar 17, 2023

Est. Owner Equity

\$104,864

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$1,640 (2025)
Assessed Value	\$13,110
Previous Assessed	\$11,450
Assessor Market Value	\$327,840

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	\$298,550	\$178	\$200K

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	5.6 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

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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