

Single Family Residence **RESIDENTIAL**

403 RIVER TRACE LOOP

SIMPSONVILLE, SC 29680

\$320,473 TopHap Estimate · \$172 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,858 ft²

LIVING AREA

0.13 ac

LOT SIZE

2023

YEAR BUILT

VALUATION

\$320K

\$305K low

\$336K high

Last Sale

\$308,575 · May 3, 2023

Est. Owner Equity

\$13,662

Loan-to-Value

95%

TAX & ASSESSMENT

Property Tax	\$1,974 (2025)
Assessed Value	\$13,410
Previous Assessed	\$11,790
Assessor Market Value	\$335,210

PROPERTY FACTS

Property Type	Single Family Residence
County	Greenville
Lot (acres)	0.13

CLIMATE RISK

10 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
Apr 24, 2023	Resale	Deed	\$308,575	\$166	

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



Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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