

Single Family Residence **RESIDENTIAL**

203 RIVER TRACE LOOP

SIMPSONVILLE, SC 29680

\$287,284 TopHap Estimate · \$235 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,221 ft²
LIVING AREA

0.14 ac
LOT SIZE

2023
YEAR BUILT

VALUATION

\$287K

\$272K low

\$302K high

Last Sale

\$260,500 · Mar 17, 2023

Est. Owner Equity

\$31,503

Loan-to-Value

89%

TAX & ASSESSMENT

Property Tax	\$1,740 (2025)
Assessed Value	\$11,800
Previous Assessed	\$10,260
Assessor Market Value	\$326,830

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	\$260,500	\$213	\$256K

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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