

Single Family Residence **RESIDENTIAL**

313 RIVER TRACE LOOP

SIMPSONVILLE, SC 29680

\$339,352 TopHap Estimate · confidence 94 · as of Jul 14, 2026



0.16 ac
LOT SIZE

VALUATION

\$339K

\$319K low

\$360K high

Last Sale

\$319,953 · Oct 9, 2024

Est. Owner Equity

\$169,399

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$1,582 (2025)
Assessed Value	\$12,710
Previous Assessed	\$240
Assessor Market Value	\$317,730

PROPERTY FACTS

Property Type	Single Family Residence
County	Greenville
Lot (acres)	0.16

CLIMATE RISK

30
FLOOD

13
WILDFIRE

86
HEAT

96
STORM

34
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 4, 2024	Financing	Intrafamily Transfer			
Sep 30, 2024	Resale	Deed	\$319,953		\$170K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodmont High School	High	9–12	3.1 mi
Ralph Chandler Middle School	Middle	6–8	3.7 mi
Ellen Woodside Elementary School	Elementary	PK–5	5.8 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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------