

Single Family Residence **RESIDENTIAL**

# 7 RIVERCHASE CT

SIMPSONVILLE, SC 29680

**\$389,740** TopHap Estimate · \$292 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**1,334 ft<sup>2</sup>**

LIVING AREA

**0.6 ac**

LOT SIZE

**2005**

YEAR BUILT

## VALUATION

**\$390K**

\$362K low

\$417K high

Est. Owner Equity

**\$218,740**

Loan-to-Value

**46%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,269 (2025) |
| Assessed Value        | \$8,560        |
| Previous Assessed     | \$11,160       |
| Assessor Market Value | \$266,450      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Greenville              |
| Lot (acres)   | 0.60                    |
| Heating       | None                    |

## CLIMATE RISK

|                     |                       |                   |                    |                      |
|---------------------|-----------------------|-------------------|--------------------|----------------------|
| <b>100</b><br>FLOOD | <b>10</b><br>WILDFIRE | <b>87</b><br>HEAT | <b>94</b><br>STORM | <b>34</b><br>DROUGHT |
|---------------------|-----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE                | TYPE      | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|---------------------|-----------|----------------------|-----------|--------------------|--------|
| <b>Apr 13, 2023</b> | Financing | Intrafamily Transfer |           |                    |        |
| <b>Aug 21, 2009</b> | Resale    | Deed                 | \$142,000 | \$106              | \$145K |

## ASSIGNED SCHOOLS

| SCHOOL                                  | LEVEL      | GRADES | DISTANCE |
|-----------------------------------------|------------|--------|----------|
| <b>Woodmont High School</b>             | High       | 9–12   | 2.9 mi   |
| <b>Ralph Chandler Middle School</b>     | Middle     | 6–8    | 4.7 mi   |
| <b>Ellen Woodside Elementary School</b> | Elementary | PK–5   | 6.0 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>54</b><br>CRIME INDEX | <b>84</b><br>AIR POLLUTION | <b>37,886</b><br>POPULATION | <b>\$94K</b><br>MEDIAN IN-COME | <b>60°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|