

Residential - Vacant Land

RESIDENTIAL

412 RIVERSTONE DR

SALEM, SC 29676



0.92 ac

LOT SIZE

VALUATION

Last Sale

\$377,750 · Jul 31, 2023

TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,603 (2025) |
| Assessed Value        | \$14,282       |
| Previous Assessed     | \$14,282       |
| Assessor Market Value | \$357,050      |

## PROPERTY FACTS

|               |                           |
|---------------|---------------------------|
| Property Type | Residential - Vacant Land |
| County        | Oconee                    |
| Lot (acres)   | 0.92                      |
| Heating       | None                      |
| Pool          | No                        |

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 66<br>FLOOD | 13<br>WILDFIRE | 88<br>HEAT | 97<br>STORM | 84<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 |
|--------------|-----------------|---------------------|-----------|--------------------|------|
| Jul 28, 2023 | Resale          | Deed                | \$377,750 |                    |      |
| Nov 20, 2015 | Non-arms-length | Grant Deed          | \$144,000 |                    |      |
| Nov 20, 2015 | Quitclaim       | Quit Claim Transfer |           |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Tamassee-Salem Elementary School | Elementary | PK–5   | 5.0 mi   |
| Wahalla High School              | High       | 9–12   | 5.4 mi   |
| Wahalla Middle School            | Middle     | 6–8    | 7.2 mi   |

District: Oconee 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 29676**

|                          |                            |                            |                                    |                         |                        |
|--------------------------|----------------------------|----------------------------|------------------------------------|-------------------------|------------------------|
| <b>90</b><br>CRIME INDEX | <b>93</b><br>AIR POLLUTION | <b>6,198</b><br>POPULATION | <b>\$96K</b><br>MEDIAN IN-<br>COME | <b>59°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|--------------------------|----------------------------|----------------------------|------------------------------------|-------------------------|------------------------|

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

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|