

Single Family Residence

**RESIDENTIAL**

# 8 ROTHESAY ST

SIMPSONVILLE, SC 29681

**\$499,620**

TopHap Estimate · \$171 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,914 ft<sup>2</sup>**

LIVING AREA

**1,814 ft<sup>2</sup>**

LOT SIZE

**2002**

YEAR BUILT

## VALUATION

**\$500K**

\$461K low

\$539K high

Last Sale

**\$280,000 · Mar 16, 2016**

Est. Owner Equity

**\$237,320**

Loan-to-Value

**54%**

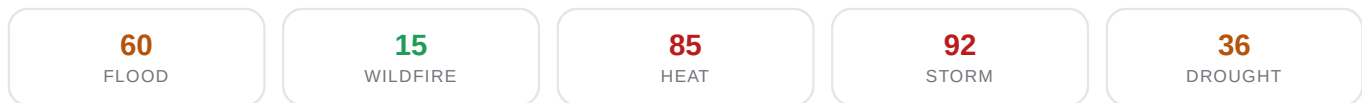
## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,630 (2025) |
| Assessed Value        | \$13,780       |
| Previous Assessed     | \$11,980       |
| Assessor Market Value | \$390,520      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Greenville              |
| Heating       | None                    |

## CLIMATE RISK



## TRANSACTION HISTORY

| DATE         | TYPE            | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------------|------------|-----------|--------------------|--------|
| Mar 11, 2016 | Resale          | Grant Deed | \$280,000 | \$96               | \$262K |
| Jul 3, 2002  | Resale          | Grant Deed | \$272,000 | \$93               |        |
| Feb 13, 2001 | Non-arms-length | Grant Deed | \$32,000  | \$11               |        |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Bell's Crossing Elementary School | Elementary | KG–5   | 0.9 mi   |
| Hillcrest Middle School           | Middle     | 6–8    | 3.7 mi   |
| Hillcrest High School             | High       | 9–12   | 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 29681

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>40</b><br>CRIME INDEX | <b>88</b><br>AIR POLLUTION | <b>65,247</b><br>POPULATION | <b>\$110K</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> |
|-----------|-----------------------|