

Single Family Residence **RESIDENTIAL**

# 675 WINDING RIVER RD

MOUNTAIN REST, SC 29664

**\$157,714** TopHap Estimate · \$103 / ft<sup>2</sup> · confidence 86 · as of Jul 14, 2026

**2**  
BEDS

**2**  
BATHS

**1,530 ft<sup>2</sup>**  
LIVING AREA

**2.31 ac**  
LOT SIZE

**1994**  
YEAR BUILT

**1**  
STORIES

**4**  
ROOMS

## VALUATION

**\$158K**

\$136K low

\$180K high

Last Sale

**\$140,000 · Mar 11, 2025**

Est. Owner Equity

**\$22,714**

Loan-to-Value

**86%**

## TAX & ASSESSMENT

Property Tax

**\$1,384 (2025)**

Assessed Value

**\$4,291**

Previous Assessed

**\$3,431**

Assessor Market Value

**\$107,270**

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Traditional/Old         |
| County        | OCONEE                  |
| Lot (acres)   | 2.31                    |
| Foundation    | No Foundation           |
| Roof          | Shingle                 |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Carport (Unspecified)   |
| Pool          | No                      |

Deck

## CLIMATE RISK

|                    |                       |                   |                    |                      |
|--------------------|-----------------------|-------------------|--------------------|----------------------|
| <b>99</b><br>FLOOD | <b>23</b><br>WILDFIRE | <b>81</b><br>HEAT | <b>98</b><br>STORM | <b>50</b><br>DROUGHT |
|--------------------|-----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE                | TYPE   | DEED       | PRICE     | \$/FT² | LOAN   |
|---------------------|--------|------------|-----------|--------|--------|
| <b>Mar 3, 2025</b>  | Resale | Deed       | \$140,000 | \$92   | \$135K |
| <b>Apr 11, 2024</b> | Resale | Deed       | \$110,000 | \$72   |        |
| <b>Sep 6, 2017</b>  | Resale | Grant Deed | \$80,000  | \$52   | \$81K  |

## ASSIGNED SCHOOLS

| SCHOOL                                  | LEVEL      | GRADES | DISTANCE |
|-----------------------------------------|------------|--------|----------|
| <b>Wahalla High School</b>              | High       | 9–12   | 6.7 mi   |
| <b>Wahalla Middle School</b>            | Middle     | 6–8    | 7.1 mi   |
| <b>James M. Brown Elementary School</b> | Elementary | PK–5   | 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 29664

|                           |                            |                            |                                |                         |                        |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>153</b><br>CRIME INDEX | <b>95</b><br>AIR POLLUTION | <b>1,740</b><br>POPULATION | <b>\$45K</b><br>MEDIAN IN-COME | <b>58°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

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