

Condominium

**RESIDENTIAL**

# 21 RIVERS POINT ROW APT 16C

CHARLESTON, SC 29412

**\$249,711** TopHap Estimate · \$263 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**2**

BEDS

**1**

BATHS

**950 ft<sup>2</sup>**

LIVING AREA

**1980**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

## VALUATION

**\$250K**

\$236K low

\$264K high

Last Sale

**\$219,000 · Feb 6, 2023**

Est. Owner Equity

**\$85,461**

Loan-to-Value

**66%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,150 (2024) |
| Assessed Value        | \$8,100        |
| Previous Assessed     | \$2,760        |
| Assessor Market Value | \$219,000      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Condominium                |
| County        | Charleston                 |
| Foundation    | Mat/Raft Foundation (Slab) |
| Heating       | Forced Air                 |
| Cooling       | Central                    |
| Pool          | No                         |

## CLIMATE RISK

|                    |                       |                   |                    |                      |
|--------------------|-----------------------|-------------------|--------------------|----------------------|
| <b>72</b><br>FLOOD | <b>25</b><br>WILDFIRE | <b>80</b><br>HEAT | <b>65</b><br>STORM | <b>29</b><br>DROUGHT |
|--------------------|-----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Jan 30, 2023 | Resale    | Deed                | \$219,000 | \$231  | \$164K |
| Feb 20, 2012 | Quitclaim | Quit Claim Transfer |           |        |        |
| Apr 10, 2006 | Resale    | Grant Deed          | \$145,000 | \$153  |        |
| Oct 29, 2004 | Resale    | Grant Deed          | \$89,500  | \$94   | \$67K  |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Camp Road Middle School          | Middle     | 6–8    | 0.4 mi   |
| Harbor View Elementary School    | Elementary | PK–5   | 1.5 mi   |
| James Island Charter High School | High       | 9–12   | 1.9 mi   |

District: Charleston 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 29412

|                                      |                                        |                                         |                                             |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>75</div> <div>CRIME INDEX</div> | <div>81</div> <div>AIR POLLUTION</div> | <div>42,648</div> <div>POPULATION</div> | <div>\$101K</div> <div>MEDIAN IN-COME</div> | <div>66°F</div> <div>AVG TEMP</div> | <div>63%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

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

|
 OWNERSHIP

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