

Single Family Residence **RESIDENTIAL**

# 9 RIVERREEN WAY

SIMPSONVILLE, SC 29680

**\$265,456** TopHap Estimate · \$164 / ft² · confidence 93 · as of Jul 14, 2026



**3**  
BEDS

**2**  
BATHS

**1,615 ft²**  
LIVING AREA

**1,615 ft²**  
LOT SIZE

**2000**  
YEAR BUILT

## VALUATION

**\$265K**

\$247K low

\$283K high

Last Sale

**\$157,000 · Aug 30, 2016**

Est. Owner Equity

**\$10,456**

Loan-to-Value

**94%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,123 (2025) |
| Assessed Value        | \$7,550        |
| Previous Assessed     | \$6,560        |
| Assessor Market Value | \$237,220      |

## PROPERTY FACTS

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

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 94<br>FLOOD | 10<br>WILDFIRE | 87<br>HEAT | 94<br>STORM | 34<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   |
|--------------|--------|-----------------------|-----------|--------------------|--------|
| Aug 29, 2016 | Resale | Warranty Deed         | \$157,000 | \$97               | \$157K |
| Jun 1, 2011  | Resale | Dual Purpose Document | \$139,900 | \$87               | \$135K |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Woodmont High School             | High       | 9–12   | 2.8 mi   |
| Ralph Chandler Middle School     | Middle     | 6–8    | 4.7 mi   |
| Ellen Woodside Elementary School | Elementary | PK–5   | 5.9 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

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

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

|
 OWNERSHIP

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