

Single Family Residence

RESIDENTIAL

8 WINDING RIVER LN

SIMPSONVILLE, SC 29681

\$472,716 TopHap Estimate · \$149 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,166 ft²

LIVING AREA

0.27 ac

LOT SIZE

2006

YEAR BUILT

VALUATION

\$473K

\$438K low

\$508K high

Last Sale

\$264,123 · Nov 1, 2006

Est. Owner Equity

\$102,716

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$1,860 (2025)
Assessed Value	\$13,470
Previous Assessed	\$11,720
Assessor Market Value	\$391,640

PROPERTY FACTS

Property Type	Single Family Residence
County	Greenville
Lot (acres)	0.27
Heating	None

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 29, 2022	Financing	Intrafamily Transfer			
Mar 18, 2022	Financing	Intrafamily Transfer			\$160K
Oct 31, 2006	Resale	Deed	\$264,123	\$83	\$230K
May 17, 2006	Resale	Grant Deed	\$42,650	\$13	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rudolph Gordon School	Elementary	KG–7	3.1 mi
Fountain Inn High School	High	9–12	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 29681

40 CRIME INDEX	88 AIR POLLUTION	65,247 POPULATION	\$110K MEDIAN IN-COME	60°F AVG TEMP	61% SUNSHINE
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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