

Single Family Residence **RESIDENTIAL**

117 RIVER TRACE LOOP

SIMPSONVILLE, SC 29680

\$308,778 TopHap Estimate · \$159 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,942 ft²

LIVING AREA

0.14 ac

LOT SIZE

2023

YEAR BUILT

VALUATION

\$309K

\$292K low

\$325K high

Last Sale

\$290,950 · Mar 30, 2023

Est. Owner Equity

\$26,556

Loan-to-Value

90%

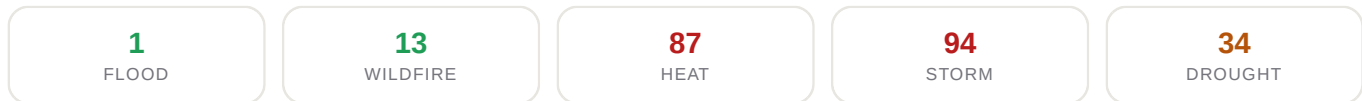
TAX & ASSESSMENT

Property Tax	\$1,938 (2025)
Assessed Value	\$13,160
Previous Assessed	\$11,570
Assessor Market Value	\$328,910

PROPERTY FACTS

Property Type	Single Family Residence
County	Greenville
Lot (acres)	0.14

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 14, 2023	Resale	Deed	\$290,950	\$150	\$282K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodmont High School	High	9–12	3.0 mi
Ralph Chandler Middle School	Middle	6–8	3.7 mi
Ellen Woodside Elementary School	Elementary	PK–5	5.6 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

54 CRIME INDEX	84 AIR POLLUTION	37,886 POPULATION	\$94K MEDIAN IN-COME	60°F AVG TEMP	61% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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