

Single Family Residence

RESIDENTIAL

17 RIVER TRACE LOOP

SIMPSONVILLE, SC 29680

\$316,019 TopHap Estimate · \$163 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,942 ft²

LIVING AREA

0.15 ac

LOT SIZE

2022

YEAR BUILT

VALUATION

\$316K

\$300K low

\$332K high

Last Sale

\$269,357 · Feb 3, 2022

Est. Owner Equity

\$22,659

Loan-to-Value

89%

TAX & ASSESSMENT

Property Tax	\$1,785 (2025)
Assessed Value	\$12,110
Previous Assessed	\$10,530
Assessor Market Value	\$328,110

PROPERTY FACTS

Property Type	Single Family Residence
County	GREENVILLE
Lot (acres)	0.15
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 31, 2022	Resale	Deed	\$269,357	\$139	\$256K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodmont High School	High	9–12	2.9 mi
Ralph Chandler Middle School	Middle	6–8	3.7 mi
Ellen Woodside Elementary School	Elementary	PK–5	5.5 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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