

Single Family Residence **RESIDENTIAL**

613 RIVER TRACE LOOP

SIMPSONVILLE, SC 29680

\$304,983 TopHap Estimate · \$168 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,812 ft²
LIVING AREA

0.15 ac
LOT SIZE

2022
YEAR BUILT

VALUATION

\$305K

\$289K low

\$321K high

Last Sale

\$278,150 · May 5, 2022

Est. Owner Equity

\$82,463

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$5,446 (2025)
Assessed Value	\$18,920
Previous Assessed	\$16,450
Assessor Market Value	\$333,540

PROPERTY FACTS

Property Type	Single Family Residence
County	Greenville
Lot (acres)	0.15

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 2, 2022	Quitclaim	Quit Claim Transfer			
Mar 31, 2022	Resale	Deed	\$278,150	\$154	\$223K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodmont High School	High	9–12	2.8 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.