

Single Family Residence

**RESIDENTIAL**

# 404 WINDING RIVER LN

SIMPSONVILLE, SC 29681

**\$523,700** TopHap Estimate · \$169 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**3,093 ft<sup>2</sup>**

LIVING AREA

**0.32 ac**

LOT SIZE

**2007**

YEAR BUILT

## VALUATION

**\$524K**

\$502K low

\$545K high

Last Sale

**\$368,000 · Apr 26, 2021**

Est. Owner Equity

**\$285,701**

Loan-to-Value

**47%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,326 (2025) |
| Assessed Value        | \$16,890       |
| Previous Assessed     | \$14,690       |
| Assessor Market Value | \$467,350      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Greenville              |
| Lot (acres)   | 0.32                    |
| Heating       | None                    |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Apr 26, 2021 | Resale    | Warranty Deed       | \$368,000 | \$119              | \$238K |
| Feb 25, 2015 | Resale    | Grant Deed          | \$290,000 | \$94               | \$276K |
| Apr 14, 2011 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Apr 27, 2007 | Resale    | Deed                | \$309,025 | \$100              | \$150K |

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| Rudolph Gordon School    | Elementary | KG–7   | 2.9 mi   |
| Fountain Inn High School | High       | 9–12   | 5.8 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

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

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|