

Single Family Residence

RESIDENTIAL

12 RIVER TRACE LOOP

SIMPSONVILLE, SC 29680

\$348,947 TopHap Estimate · \$208 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,680 ft²

LIVING AREA

0.16 ac

LOT SIZE

2022

YEAR BUILT

VALUATION

\$349K

\$325K low

\$373K high

Last Sale

\$329,000 · Oct 1, 2024

Est. Owner Equity

\$85,747

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$1,848 (2025)
Assessed Value	\$12,540
Previous Assessed	\$9,370
Assessor Market Value	\$313,460

PROPERTY FACTS

Property Type	Single Family Residence
County	Greenville
Lot (acres)	0.16

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 27, 2024	Resale	Deed	\$329,000	\$196	\$263K
Jan 31, 2022	Resale	Deed	\$244,300	\$145	\$240K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodmont High School	High	9–12	2.8 mi
Ralph Chandler Middle School	Middle	6–8	3.6 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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