

Single Family Residence **RESIDENTIAL**

609 RIVER TRACE LOOP

SIMPSONVILLE, SC 29680

\$284,943 TopHap Estimate · \$170 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,680 ft²
LIVING AREA

0.15 ac
LOT SIZE

2022
YEAR BUILT

VALUATION

\$285K

\$268K low

\$302K high

Last Sale

\$265,750 · May 9, 2022

Est. Owner Equity

\$72,343

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$1,666 (2025)
Assessed Value	\$11,290
Previous Assessed	\$10,100
Assessor Market Value	\$282,210

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 4, 2022	Resale	Corporation Deed	\$265,750	\$158	\$213K

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.

OWNERSHIP

Occupancy	Owner occupied
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