

Single Family Residence **RESIDENTIAL**

306 WINDING RIVER LN

SIMPSONVILLE, SC 29681

\$604,900 TopHap Estimate · \$146 / ft² · confidence 90 · as of Jun 23, 2026



4
BEDS

4
BATHS

4,139 ft²
LIVING AREA

0.31 ac
LOT SIZE

2005
YEAR BUILT

VALUATION

\$605K

\$544K low

\$665K high

Last Sale

\$308,000 · Apr 17, 2014

Est. Owner Equity

\$358,900

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$2,296 (2025)
Assessed Value	\$16,670
Previous Assessed	\$14,490
Assessor Market Value	\$474,270

PROPERTY FACTS

Property Type	Single Family Residence
County	Greenville
Lot (acres)	0.31
Heating	None

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 11, 2014	Resale	Grant Deed	\$308,000	\$74	\$246K
Nov 8, 2012	Recorded document	Grant Deed			
Sep 28, 2012	Quitclaim	Quit Claim Transfer			\$251K
Dec 7, 2005	Resale	Grant Deed	\$342,381	\$83	\$274K
Aug 18, 2005	Resale	Grant Deed	\$124,000	\$30	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rudolph Gordon School	Elementary	KG–7	3.0 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

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

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------