

Single Family Residence **RESIDENTIAL**

# 12 ROTHESAY ST

SIMPSONVILLE, SC 29681

**\$658,984** TopHap Estimate · \$163 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**5**  
BEDS

**3**  
BATHS

**4,046 ft<sup>2</sup>**  
LIVING AREA

**2,164 ft<sup>2</sup>**  
LOT SIZE

**2001**  
YEAR BUILT

## VALUATION

**\$659K**

\$603K low

\$715K high

Last Sale

**\$297,000 · Jun 15, 2004**

Est. Owner Equity

**\$658,984**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,943 (2025) |
| Assessed Value        | \$16,080       |
| Previous Assessed     | \$13,980       |
| Assessor Market Value | \$446,990      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Greenville              |
| Heating       | None                    |

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------------|------------|-----------|--------------------|--------|
| Jun 15, 2004 | Resale          | Grant Deed | \$297,000 | \$73               | \$100K |
| Jun 15, 2004 | Resale          | Grant Deed | \$297,000 | \$73               |        |
| Jun 15, 2004 | Resale          | Grant Deed | \$297,000 | \$73               |        |
| Jun 15, 2004 | Non-arms-length | Grant Deed | \$297,000 | \$73               |        |
| Nov 14, 2001 | Non-arms-length | Grant Deed | \$263,000 | \$65               |        |
| Feb 16, 2001 | Non-arms-length | Grant Deed | \$34,900  | \$9                |        |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Bell's Crossing Elementary School | Elementary | KG–5   | 0.9 mi   |
| Hillcrest Middle School           | Middle     | 6–8    | 3.7 mi   |
| Hillcrest 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> |
|-----------|-----------------------|