

Single Family Residence **RESIDENTIAL**

# 755 OLE SIMPSON PL

ROCK HILL, SC 29730

**\$375,484** TopHap Estimate · \$192 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BATHS

**1,959 ft<sup>2</sup>**

LIVING AREA

**1 ac**

LOT SIZE

**1995**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$375K**

\$354K low

\$397K high

Est. Owner Equity

**\$303,034**

Loan-to-Value

**19%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,014 (2025) |
| Assessed Value        | \$7,432        |
| Previous Assessed     | \$6,463        |
| Assessor Market Value | \$337,800      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | York                    |
| Lot (acres)   | 1.00                    |
| Heating       | None                    |
| Fireplace     | Yes                     |
| Pool          | No                      |

Deck · 192 ft²

Patio · 192 ft²

Porch · 282 ft²

## CLIMATE RISK

**39**  
FLOOD

**14**  
WILDFIRE

**90**  
HEAT

**85**  
STORM

**48**  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE | \$/FT² | LOAN |
|--------------|-----------|----------------------|-------|--------|------|
| Jan 25, 2021 | Financing | Intrafamily Transfer |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Mount Holly Elementary School | Elementary | PK–5   | 1.9 mi   |
| Saluda Trail Middle School    | Middle     | 6–8    | 5.5 mi   |
| South Pointe High School      | High       | 9–12   | 6.1 mi   |

District: York School District 3

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 29730

|                                       |                                        |                                         |                                            |                                     |                                    |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>130</div> <div>CRIME INDEX</div> | <div>94</div> <div>AIR POLLUTION</div> | <div>64,639</div> <div>POPULATION</div> | <div>\$65K</div> <div>MEDIAN IN-COME</div> | <div>61°F</div> <div>AVG TEMP</div> | <div>61%</div> <div>SUNSHINE</div> |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

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