

Single Family Residence **RESIDENTIAL**

# 1860 ROCKY RIVER RD

LANCASTER, SC 29720

**\$173,542** TopHap Estimate · \$182 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**1**

BATHS

**952 ft<sup>2</sup>**

LIVING AREA

**1 ac**

LOT SIZE

**1952**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$174K**

\$162K low

\$185K high

Last Sale

**\$165,000 · Aug 15, 2024**

Est. Owner Equity

**\$38,542**

Loan-to-Value

**78%**

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$893 (2025) |
| Assessed Value        | \$6,124      |
| Previous Assessed     | \$4,244      |
| Assessor Market Value | \$153,100    |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | LANCASTER               |
| Lot (acres)   | 1.00                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Composition Shingle     |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Pool          | No                      |

Porch · 84 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT² | LOAN   |
|--------------|--------|------------|-----------|--------|--------|
| Aug 15, 2024 | Resale | Deed       | \$165,000 | \$173  | \$135K |
| Sep 1, 2021  | Resale | Deed       | \$115,000 | \$121  | \$115K |
| Dec 18, 2017 | Resale | Grant Deed | \$36,000  | \$38   | \$35K  |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Buford High School         | High       | 9–12   | 4.7 mi   |
| Buford Elementary School   | Elementary | PK–5   | 4.9 mi   |
| A. R. Rucker Middle School | Middle     | 6–8    | 6.2 mi   |

District: Lancaster 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 29720

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>118</b><br>CRIME INDEX | <b>92</b><br>AIR POLLUTION | <b>61,762</b><br>POPULATION | <b>\$66K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>64%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|