

Single Family Residence **RESIDENTIAL**

# 29023 BEAVER RUN

TEGA CAY, SC 29708

**\$1,173,079** TopHap Estimate · \$309 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BATHS

**3,792 ft<sup>2</sup>**

LIVING AREA

**1 ac**

LOT SIZE

**2000**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$1.2M**

\$1.1M low

\$1.2M high

Last Sale

**\$680,000 · May 10, 2016**

Est. Owner Equity

**\$756,079**

Loan-to-Value

**35%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,426 (2025) |
| Assessed Value        | \$32,068       |
| Previous Assessed     | \$27,886       |
| Assessor Market Value | \$916,300      |

## PROPERTY FACTS

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

Deck · 192 ft²

Patio · 192 ft²

Porch · 317 ft²

## CLIMATE RISK

|             |               |            |             |               |
|-------------|---------------|------------|-------------|---------------|
| 80<br>FLOOD | 6<br>WILDFIRE | 90<br>HEAT | 75<br>STORM | 48<br>DROUGHT |
|-------------|---------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED       | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|------------|-----------|--------|--------|
| Apr 29, 2016 | Resale          | Deed       | \$680,000 | \$179  | \$417K |
| Feb 10, 2010 | Non-arms-length | Grant Deed | \$462,000 | \$122  |        |
| Nov 21, 2005 | Resale          | Grant Deed | \$535,000 | \$141  |        |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Tega Cay Elementary School | Elementary | KG–5   | 1.9 mi   |
| Gold Hill Middle School    | Middle     | 6–8    | 2.5 mi   |
| Fort Mill High School      | High       | 9–12   | 4.4 mi   |

District: York School District 4

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 29708

|                                      |                                        |                                         |                                             |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>63</div> <div>CRIME INDEX</div> | <div>95</div> <div>AIR POLLUTION</div> | <div>41,392</div> <div>POPULATION</div> | <div>\$126K</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 |
|-----------|----------------|