

Residential (General/Single) **RESIDENTIAL**

# 2742 RUSTIC RIDGE RD

ROCK HILL, SC 29730

**\$362,913** TopHap Estimate · \$159 / ft<sup>2</sup> · confidence 95 · as of Jun 23, 2026



**2.5**

BATHS

**2,279 ft<sup>2</sup>**

LIVING AREA

**0.17 ac**

LOT SIZE

**2005**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$363K**

\$345K low

\$381K high

Last Sale

**\$302,588 · Nov 29, 2021**

Est. Owner Equity

**\$362,913**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$9,451 (2025) |
| Assessed Value        | \$21,978       |
| Previous Assessed     | \$20,012       |
| Assessor Market Value | \$366,300      |

## PROPERTY FACTS

|               |                              |
|---------------|------------------------------|
| Property Type | Residential (General/Single) |
| County        | YORK                         |
| Lot (acres)   | 0.17                         |
| Fireplace     | Yes                          |
| Pool          | No                           |

Patio · 120 ft²

Porch · 60 ft²

## CLIMATE RISK

**1**  
FLOOD

**13**  
WILDFIRE

**91**  
HEAT

**81**  
STORM

**48**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|-----------------------|-----------|--------|--------|
| Jun 14, 2022 | Financing       | Intrafamily Transfer  |           |        | \$379M |
| Oct 20, 2021 | Resale          | Limited Warranty Deed | \$302,588 | \$133  |        |
| Sep 3, 2021  | Resale          | Warranty Deed         | \$317,479 | \$139  |        |
| Dec 17, 2020 | Resale          | Warranty Deed         | \$238,000 | \$104  | \$214K |
| Jul 2, 2014  | Resale          | Grant Deed            | \$101,000 | \$44   |        |
| Apr 24, 2007 | Resale          | Grant Deed            | \$165,729 | \$73   |        |
| Oct 6, 2003  | Non-arms-length | Grant Deed            | \$977,680 | \$429  |        |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Saluda Trail Middle School | Middle     | 6–8    | 0.4 mi   |
| South Pointe High School   | High       | 9–12   | 0.7 mi   |
| Oakdale Elementary School  | Elementary | PK–5   | 0.8 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

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

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|