

Single Family Residence **RESIDENTIAL**

# 524 RIVER LAKE CT

FORT MILL, SC 29708

**\$1,615,298** TopHap Estimate · \$355 / ft<sup>2</sup> · confidence 88 · as of Jul 14, 2026



**4**

BATHS

**4,545 ft<sup>2</sup>**

LIVING AREA

**1 ac**

LOT SIZE

**2006**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$1.6M**

\$1.4M low

\$1.8M high

Last Sale

**\$1,600,000 · Jan 5, 2026**

Est. Owner Equity

**\$415,298**

Loan-to-Value

**74%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,355 (2025) |
| Assessed Value        | \$30,497       |
| Previous Assessed     | \$30,497       |
| Assessor Market Value | \$966,800      |

## PROPERTY FACTS

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

Porch · 568 ft²

## CLIMATE RISK

**90**  
FLOOD

**11**  
WILDFIRE

**90**  
HEAT

**74**  
STORM

**48**  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE       | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-------------|--------|--------|
| Jan 23, 2026 | Financing | Intrafamily Transfer |             |        |        |
| Jan 5, 2026  | Resale    | Deed                 | \$1,600,000 | \$352  | \$1.2M |
| Jun 15, 2016 | Quitclaim | Quit Claim Transfer  |             |        |        |
| Oct 15, 2004 | Resale    | Grant Deed           | \$122,500   | \$27   | \$83K  |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Gold Hill Middle School     | Middle     | 6–8    | 0.9 mi   |
| Gold Hill Elementary School | Elementary | KG–5   | 0.9 mi   |
| Fort Mill High School       | High       | 9–12   | 2.8 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 |
|-----------|----------------|