

Single Family Residence **RESIDENTIAL**

869 STRATFORD RUN DR

FORT MILL, SC 29708

\$1,050,000 TopHap Estimate · \$317 / ft² · confidence 90 · as of Jul 14, 2026



3

BATHS

3,314 ft²

LIVING AREA

0.33 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$1.1M

\$948K low

\$1.2M high

Last Sale

\$685,000 · Oct 8, 2021

Est. Owner Equity

\$502,000

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$4,594 (2025)
Assessed Value	\$26,160
Previous Assessed	\$23,931
Assessor Market Value	\$654,000

PROPERTY FACTS

Property Type	Single Family Residence
County	YORK
Lot (acres)	0.33
Fireplace	Yes
Pool	No

Patio · 240 ft²

Porch · 232 ft²

CLIMATE RISK

1
FLOOD

7
WILDFIRE

90
HEAT

73
STORM

48
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 7, 2021	Resale	Deed	\$685,000	\$207	\$548K
Apr 13, 2006	Resale	Grant Deed	\$354,246	\$107	
Sep 12, 2005	Resale	Grant Deed	\$722,300	\$218	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Orchard Park Elementary School	Elementary	KG–5	0.7 mi
Fort Mill High School	High	9–12	1.2 mi
Pleasant Knoll Middle School	Middle	6–8	2.3 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

63 CRIME INDEX	95 AIR POLLUTION	41,392 POPULATION	\$126K MEDIAN IN-COME	61°F AVG TEMP	61% SUNSHINE
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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