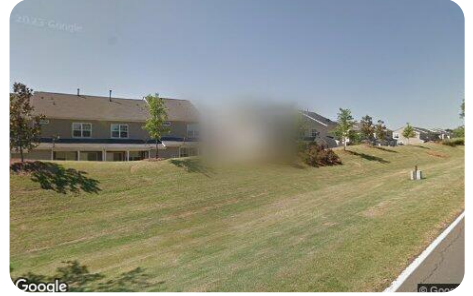


Single Family Residence **RESIDENTIAL**

# 274 RIVER CLAY RD

FORT MILL, SC 29708

**\$347,324** TopHap Estimate · \$188 / ft² · confidence 94 · as of Jul 14, 2026



**3**

BATHS

**1,849 ft²**

LIVING AREA

**1 ac**

LOT SIZE

**2009**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$347K**

\$327K low

\$368K high

Last Sale

**\$171,750 · Nov 24, 2015**

Est. Owner Equity

**\$184,174**

Loan-to-Value

**47%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,514 (2025) |
| Assessed Value        | \$8,622        |
| Previous Assessed     | \$7,498        |
| Assessor Market Value | \$333,000      |

## PROPERTY FACTS

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

Porch · 176 ft²

## CLIMATE RISK

|            |               |            |             |               |
|------------|---------------|------------|-------------|---------------|
| 1<br>FLOOD | 7<br>WILDFIRE | 90<br>HEAT | 80<br>STORM | 48<br>DROUGHT |
|------------|---------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT² | LOAN   |
|--------------|--------|------------|-----------|--------|--------|
| Nov 17, 2015 | Resale | Deed       | \$171,750 | \$93   | \$163K |
| Oct 19, 2009 | Resale | Grant Deed | \$143,905 | \$78   |        |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Flint Hill Middle School     | Middle     | 6–8    | 0.9 mi   |
| Flint Hill Elementary School | Elementary | KG–5   | 0.9 mi   |
| Nation Ford High School      | High       | 9–12   | 3.5 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>63</b><br>CRIME INDEX | <b>95</b><br>AIR POLLUTION | <b>41,392</b><br>POPULATION | <b>\$126K</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>Owner occupied</b> |
|-----------|-----------------------|