

Single Family Residence

**RESIDENTIAL**

# 3490 RICHARDS XING

FORT MILL, SC 29708

**\$842,652** TopHap Estimate · \$280 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BATHS

**3,008 ft<sup>2</sup>**

LIVING AREA

**1 ac**

LOT SIZE

**2012**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$843K**

\$805K low

\$881K high

Last Sale

**\$446,000 · Oct 1, 2025**

Est. Owner Equity

**\$842,652**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,298 (2025) |
| Assessed Value        | \$30,172       |
| Previous Assessed     | \$21,041       |
| Assessor Market Value | \$754,300      |

## PROPERTY FACTS

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

Patio · 602 ft²

Porch · 468 ft²

## CLIMATE RISK

1

FLOOD

6

WILDFIRE

90

HEAT

74

STORM

48

DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-----------|--------|--------|
| Oct 1, 2025  | Resale    | Warranty Deed        | \$446,000 | \$148  |        |
| Aug 29, 2025 | Financing | Deed Of Distribution |           |        |        |
| Aug 20, 2025 | Quitclaim | Quit Claim Transfer  |           |        |        |
| Oct 23, 2024 | Financing | Intrafamily Transfer |           |        |        |
| Oct 30, 2012 | Resale    | Deed                 | \$382,450 | \$127  | \$225K |
| Jul 15, 2011 | Resale    | Grant Deed           | \$229,000 | \$76   |        |
| Jul 15, 2011 | Financing | Mortgage             |           |        | \$45M  |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Pleasant Knoll Middle School   | Middle     | 6–8    | 1.1 mi   |
| Orchard Park Elementary School | Elementary | KG–5   | 1.2 mi   |
| Fort Mill High School          | High       | 9–12   | 2.0 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> |
|-----------|-----------------------|