

Single Family Residence

**RESIDENTIAL**

# 3454 RICHARDS XING

FORT MILL, SC 29708

**\$539,031** TopHap Estimate · \$292 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BATHS

**1,846 ft<sup>2</sup>**

LIVING AREA

**1 ac**

LOT SIZE

**2010**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$539K**

\$502K low

\$576K high

Last Sale

**\$350,000 · Apr 16, 2018**

Est. Owner Equity

**\$106,531**

Loan-to-Value

**80%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,735 (2025) |
| Assessed Value        | \$15,573       |
| Previous Assessed     | \$13,542       |
| Assessor Market Value | \$459,000      |

## PROPERTY FACTS

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

Patio · 72 ft²

Porch · 176 ft²

## CLIMATE RISK

|             |               |            |             |               |
|-------------|---------------|------------|-------------|---------------|
| 21<br>FLOOD | 6<br>WILDFIRE | 90<br>HEAT | 74<br>STORM | 48<br>DROUGHT |
|-------------|---------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT² | LOAN   |
|--------------|--------|------------|-----------|--------|--------|
| Apr 16, 2018 | Resale | Deed       | \$350,000 | \$190  | \$333K |
| Sep 25, 2014 | Resale | Grant Deed | \$279,000 | \$151  | \$223K |
| Feb 8, 2013  | Resale | Grant Deed | \$225,000 | \$122  |        |
| Apr 26, 2011 | Resale | Grant Deed | \$203,000 | \$110  |        |
| Mar 15, 2010 | Resale | Grant Deed | \$45,000  | \$24   |        |

## 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> |
|-----------|-----------------------|