

Single Family Residence

RESIDENTIAL

447 ROCKING CHAIR LN

FORT MILL, SC 29708

\$876,476 TopHap Estimate · \$269 / ft² · confidence 95 · as of Jul 14, 2026



4

BATHS

3,256 ft²

LIVING AREA

1 ac

LOT SIZE

2018

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$876K

\$831K low

\$922K high

Last Sale

\$459,000 · Jan 14, 2019

Est. Owner Equity

\$637,576

Loan-to-Value

27%

TAX & ASSESSMENT

Property Tax	\$5,039 (2025)
Assessed Value	\$20,939
Previous Assessed	\$18,208
Assessor Market Value	\$773,900

PROPERTY FACTS

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

Patio · 104 ft²

Porch · 486 ft²

CLIMATE RISK

1

FLOOD

14

WILDFIRE

91

HEAT

78

STORM

48

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 14, 2019	Resale	Warranty Deed	\$459,000	\$141	\$259K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Kings Town Elementary School	Elementary	KG–5	0.3 mi
Banks Trail Middle School	Middle	6–8	2.6 mi
Catawba Ridge High School	High	9–12	3.3 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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