

Single Family Residence

RESIDENTIAL

3085 RIVER BEND DR

FORT MILL, SC 29708

\$710,000 TopHap Estimate · \$270 / ft² · confidence 95 · as of Jul 14, 2026



3.5

BATHS

2,626 ft²

LIVING AREA

0.27 ac

LOT SIZE

2004

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$710K

\$675K low

\$745K high

Last Sale

\$385,000 · Sep 3, 2019

Est. Owner Equity

\$346,200

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$4,891 (2025)
Assessed Value	\$19,514
Previous Assessed	\$16,969
Assessor Market Value	\$621,200

PROPERTY FACTS

Property Type	Single Family Residence
County	YORK
Lot (acres)	0.28
Construction	Brick
Fireplace	Yes
Pool	No

Deck · 192 ft²

Patio · 208 ft²

Porch · 220 ft²

CLIMATE RISK

55 FLOOD	6 WILDFIRE	90 HEAT	74 STORM	48 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 23, 2019	Resale	Deed	\$385,000	\$147	\$366K
Jul 31, 2015	Resale	Deed	\$281,300	\$107	
Nov 5, 2009	Quitclaim	Quit Claim Transfer			
Dec 21, 2007	Quitclaim	Quit Claim Transfer			
Jan 19, 2004	Non-arms-length	Grant Deed	\$252,000	\$96	
Apr 2, 2003	Non-arms-length	Grant Deed	\$258,260	\$98	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Tega Cay Elementary School	Elementary	KG–5	0.3 mi
Gold Hill Middle School	Middle	6–8	1.1 mi
Fort Mill 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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