

Single Family Residence **RESIDENTIAL**

# 304 RIVER CROSSING CT

LEXINGTON, SC 29072

**\$341,500** TopHap Estimate · \$177 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,924 ft<sup>2</sup>**

LIVING AREA

**0.47 ac**

LOT SIZE

**1993**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$342K**

\$306K low

\$377K high

Last Sale

**\$165,900 · Sep 20, 2004**

Est. Owner Equity

**\$251,500**

Loan-to-Value

**26%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,317 (2025) |
| Assessed Value        | \$8,074        |
| Assessor Market Value | \$201,855      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | LEXINGTON               |
| Lot (acres)   | 0.47                    |
| Construction  | Brick                   |
| Roof          | Shingle                 |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 21<br>WILDFIRE | 91<br>HEAT | 73<br>STORM | 20<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|------------|-----------|--------------------|--------|
| Aug 31, 2004 | Resale | Grant Deed | \$165,900 | \$86               | \$100K |
| Mar 7, 2003  | Resale | Grant Deed | \$158,500 | \$82               |        |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Lake Murray Elementary School | Elementary | KG–5   | 1.1 mi   |
| Lexington High School         | High       | 9–12   | 2.2 mi   |
| Beechwood Middle School       | Middle     | 6–8    | 2.8 mi   |

District: Lexington School District 1

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 29072

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>67</b><br>CRIME INDEX | <b>91</b><br>AIR POLLUTION | <b>70,067</b><br>POPULATION | <b>\$104K</b><br>MEDIAN IN-COME | <b>63°F</b><br>AVG TEMP | <b>64%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|