

Single Family Residence

RESIDENTIAL

3052 RIVER BEND DR

TEGA CAY, SC 29708

\$725,040 TopHap Estimate · \$240 / ft² · confidence 94 · as of Jul 14, 2026



4

BATHS

3,027 ft²

LIVING AREA

1 ac

LOT SIZE

2004

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$725K

\$685K low

\$765K high

Last Sale

\$712,500 · Sep 30, 2025

Est. Owner Equity

\$225,040

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$3,345 (2025)
Assessed Value	\$15,076
Previous Assessed	\$13,110
Assessor Market Value	\$629,300

PROPERTY FACTS

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

Deck · 192 ft²

Patio · 192 ft²

Porch · 32 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
Sep 30, 2025	Resale	Deed	\$712,500	\$235	
Jul 22, 2004	Resale	Grant Deed	\$305,000	\$101	\$50K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Tega Cay Elementary School	Elementary	KG–5	0.4 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
--------------------------------------	--	---	---	-------------------------------------	------------------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------