

Single Family Residence **RESIDENTIAL**

3086 RIVER BEND DR

TEGA CAY, SC 29708

\$861,152 TopHap Estimate · \$263 / ft² · confidence 90 · as of Jul 14, 2026



3

BATHS

3,276 ft²

LIVING AREA

1 ac

LOT SIZE

2003

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$861K

\$779K low

\$943K high

Last Sale

\$775,000 · Mar 27, 2024

Est. Owner Equity

\$861,152

TAX & ASSESSMENT

Property Tax	\$7,359 (2025)
Assessed Value	\$29,788
Previous Assessed	\$24,518
Assessor Market Value	\$744,700

PROPERTY FACTS

Property Type	Single Family Residence
County	York
Lot (acres)	1.00
Construction	Brick
Heating	None
Fireplace	Yes
Pool	Yes

Deck · 276 ft²

Patio · 468 ft²

Porch · 35 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
Mar 21, 2024	Resale	Deed	\$775,000	\$237	
Sep 10, 2021	Resale	Deed	\$640,000	\$195	\$548K
Feb 24, 2014	Resale	Deed	\$385,000	\$118	
Mar 6, 2006	Resale	Grant Deed	\$363,000	\$111	
Apr 30, 2003	Non-arms-length	Grant Deed	\$296,155	\$90	

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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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