

Single Family Residence **RESIDENTIAL**

3249 RICHARDS XING

FORT MILL, SC 29708

\$849,900 TopHap Estimate · \$296 / ft² · confidence 93 · as of Jul 14, 2026



3

BATHS

2,870 ft²

LIVING AREA

1 ac

LOT SIZE

2001

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$850K

\$794K low

\$905K high

Last Sale

\$421,000 · May 19, 2015

Est. Owner Equity

\$549,900

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$2,822 (2025)
Assessed Value	\$18,067
Previous Assessed	\$15,711
Assessor Market Value	\$581,600

PROPERTY FACTS

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

Patio · 424 ft²

Porch · 432 ft²

CLIMATE RISK

48 FLOOD	5 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
May 15, 2015	Resale	Grant Deed	\$421,000	\$147	\$300K
Mar 4, 2011	Resale	Deed	\$345,000	\$120	
Feb 8, 2006	Recorded document	Grant Deed			
Jun 25, 2004	Resale	Grant Deed	\$302,000	\$105	\$242K
May 29, 2001	Non-arms-length	Grant Deed	\$276,700	\$96	
Feb 8, 2001	Non-arms-length	Grant Deed	\$67,436	\$23	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Orchard Park Elementary School	Elementary	KG–5	0.7 mi
Pleasant Knoll Middle School	Middle	6–8	1.3 mi
Fort Mill High School	High	9–12	1.4 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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