

Single Family Residence

**RESIDENTIAL**

# 3257 RICHARDS XING

FORT MILL, SC 29708

**\$776,908** TopHap Estimate · \$271 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**3**

BATHS

**2,870 ft<sup>2</sup>**

LIVING AREA

**1 ac**

LOT SIZE

**2002**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$777K**

\$707K low

\$847K high

Last Sale

**\$291,000 · Jun 28, 2004**

Est. Owner Equity

**\$547,747**

Loan-to-Value

**29%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,281 (2025) |
| Assessed Value        | \$18,685       |
| Previous Assessed     | \$16,247       |
| Assessor Market Value | \$576,900      |

## PROPERTY FACTS

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

Deck · 110 ft²

Patio · 140 ft²

Porch · 477 ft²

## CLIMATE RISK

|            |               |            |             |               |
|------------|---------------|------------|-------------|---------------|
| 1<br>FLOOD | 5<br>WILDFIRE | 90<br>HEAT | 74<br>STORM | 48<br>DROUGHT |
|------------|---------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT² | LOAN   |
|--------------|--------|------------|-----------|--------|--------|
| Jun 23, 2004 | Resale | Grant Deed | \$291,000 | \$101  | \$265K |
| Apr 18, 2002 | Resale | Grant Deed | \$276,500 | \$96   |        |

## 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<br>CRIME INDEX | 95<br>AIR POLLUTION | 41,392<br>POPULATION | \$126K<br>MEDIAN IN-COME | 61°F<br>AVG TEMP | 61%<br>SUNSHINE |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|

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

## OWNERSHIP

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