

Single Family Residence **RESIDENTIAL**

3264 RICHARDS XING

FORT MILL, SC 29708

\$860,678 TopHap Estimate · \$261 / ft² · confidence 96 · as of Jul 14, 2026



4

BATHS

3,302 ft²

LIVING AREA

1 ac

LOT SIZE

2002

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$861K

\$822K low

\$899K high

Last Sale

\$700,000 · Jan 17, 2024

Est. Owner Equity

\$305,678

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$4,702 (2025)
Assessed Value	\$26,776
Previous Assessed	\$17,457
Assessor Market Value	\$669,400

PROPERTY FACTS

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

Porch · 422 ft²

CLIMATE RISK

1 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
Apr 16, 2026	Resale	Deed	\$855,000	\$259	\$555K
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Nov 25, 2024	Financing	Intrafamily Transfer			
Jan 16, 2024	Resale	Warranty Deed	\$700,000	\$212	\$380K
May 24, 2017	Resale	Deed	\$460,000	\$139	\$414K
Jul 29, 2008	Resale	Grant Deed	\$310,000	\$94	
Aug 9, 2002	Resale	Grant Deed	\$232,500	\$70	

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	1.5 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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