

Single Family Residence

**RESIDENTIAL**

# 3265 RICHARDS XING

FORT MILL, SC 29708

**\$675,081** TopHap Estimate · \$286 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BATHS

**2,364 ft<sup>2</sup>**

LIVING AREA

**1 ac**

LOT SIZE

**2003**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$675K**

**\$636K low**

**\$715K high**

Last Sale

**\$339,900 · May 30, 2007**

Est. Owner Equity

**\$675,081**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,796 (2025) |
| Assessed Value        | \$15,923       |
| Previous Assessed     | \$13,846       |
| Assessor Market Value | \$494,200      |

## PROPERTY FACTS

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

Deck · 168 ft²

Patio · 168 ft²

Porch · 50 ft²

## CLIMATE RISK

**1**  
FLOOD

**5**  
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 |
|--------------|-----------------|------------|-----------|--------|------|
| May 30, 2007 | Resale          | Grant Deed | \$339,900 | \$144  |      |
| Dec 18, 2003 | Non-arms-length | Grant Deed | \$224,500 | \$95   |      |
| Nov 7, 2002  | Resale          | Grant Deed | \$461,039 | \$195  |      |
| Nov 6, 2002  | Resale          | Grant Deed | \$85,000  | \$36   |      |

## 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

|                                      |                                        |                                         |                                             |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>63</div> <div>CRIME INDEX</div> | <div>95</div> <div>AIR POLLUTION</div> | <div>41,392</div> <div>POPULATION</div> | <div>\$126K</div> <div>MEDIAN IN-COME</div> | <div>61°F</div> <div>AVG TEMP</div> | <div>61%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

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