

Single Family Residence

RESIDENTIAL

3040 RIVER BEND DR

TEGA CAY, SC 29708

\$900,348 TopHap Estimate · \$265 / ft² · confidence 93 · as of Jul 14, 2026



4

BATHS

3,402 ft²

LIVING AREA

1 ac

LOT SIZE

2003

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$900K

\$840K low

\$961K high

Est. Owner Equity

\$604,348

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$4,187 (2025)
Assessed Value	\$16,584
Previous Assessed	\$14,421
Assessor Market Value	\$681,200

PROPERTY FACTS

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

Deck · 84 ft²

Patio · 84 ft²

Porch · 216 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
Jul 30, 2003	Non-arms-length	Grant Deed	\$304,512	\$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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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