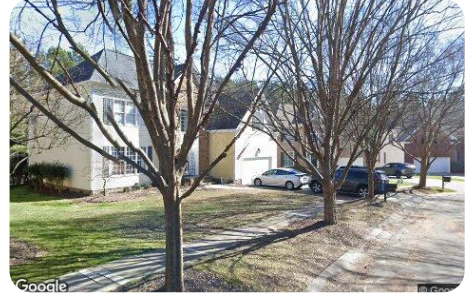


Single Family Residence **RESIDENTIAL**

3049 RIVER BEND DR

FORT MILL, SC 29708

\$745,806 TopHap Estimate · \$236 / ft² · confidence 89 · as of Jul 14, 2026



3.5

BATHS

3,155 ft²

LIVING AREA

0.25 ac

LOT SIZE

2002

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$746K

\$663K low

\$829K high

Last Sale

\$655,000 · Jun 18, 2024

Est. Owner Equity

\$205,806

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$6,302 (2025)
Assessed Value	\$25,388
Previous Assessed	\$13,662
Assessor Market Value	\$634,700

PROPERTY FACTS

Property Type	Single Family Residence
County	YORK
Lot (acres)	0.25
Fireplace	Yes
Pool	No

Deck · 240 ft²

Patio · 240 ft²

Porch · 49 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
Jun 17, 2024	Resale	Deed	\$655,000	\$208	\$524K
Jan 29, 2011	Resale	Deed	\$335,000	\$106	\$268K
Jan 27, 2003	Resale	Grant Deed	\$289,710	\$92	
Mar 22, 2002	Resale	Grant Deed	\$82,930	\$26	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Tega Cay Elementary School	Elementary	KG–5	0.4 mi
Gold Hill Middle School	Middle	6–8	1.0 mi
Fort Mill High School	High	9–12	3.2 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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