

Single Family Residence

**RESIDENTIAL**

# 3081 RIVER BEND DR

TEGA CAY, SC 29708

**\$682,209** TopHap Estimate · \$209 / ft<sup>2</sup> · confidence 94 · as of Jun 23, 2026



**4**

BATHS

**3,265 ft<sup>2</sup>**

LIVING AREA

**1 ac**

LOT SIZE

**2003**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$682K**

\$641K low

\$723K high

Last Sale

**\$84,178 · Sep 25, 2002**

Est. Owner Equity

**\$358,364**

Loan-to-Value

**47%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,202 (2025) |
| Assessed Value        | \$20,809       |
| Previous Assessed     | \$18,094       |
| Assessor Market Value | \$651,100      |

## PROPERTY FACTS

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

Deck · 192 ft²

Patio · 192 ft²

Porch · 45 ft²

## CLIMATE RISK

|            |               |            |             |               |
|------------|---------------|------------|-------------|---------------|
| 1<br>FLOOD | 6<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 |
|--------------|-----------------|---------------------|-----------|--------|------|
| Dec 19, 2022 | Quitclaim       | Quit Claim Transfer |           |        |      |
| Oct 6, 2021  | Quitclaim       | Quit Claim Transfer |           |        |      |
| Mar 4, 2010  | Quitclaim       | Quit Claim Transfer |           |        |      |
| Jun 30, 2003 | Non-arms-length | Grant Deed          | \$305,033 | \$93   |      |
| Sep 25, 2002 | Resale          | Grant Deed          | \$84,178  | \$26   |      |

## 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

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

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|