

Single Family Residence

**RESIDENTIAL**

# 3272 RICHARDS XING

FORT MILL, SC 29708

**\$780,879** TopHap Estimate · \$291 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BATHS

**2,684 ft<sup>2</sup>**

LIVING AREA

**1 ac**

LOT SIZE

**2002**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$781K**

\$747K low

\$815K high

Last Sale

**\$765,000 · Oct 30, 2025**

Est. Owner Equity

**\$168,879**

Loan-to-Value

**79%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,102 (2025) |
| Assessed Value        | \$23,360       |
| Previous Assessed     | \$23,360       |
| Assessor Market Value | \$584,000      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | York                    |
| Lot (acres)   | 1.00                    |
| Heating       | None                    |
| Fireplace     | Yes                     |

Deck · 312 ft²

Patio · 312 ft²

Porch · 206 ft²

## CLIMATE RISK

|                   |                      |                   |                    |                      |
|-------------------|----------------------|-------------------|--------------------|----------------------|
| <b>1</b><br>FLOOD | <b>5</b><br>WILDFIRE | <b>90</b><br>HEAT | <b>74</b><br>STORM | <b>48</b><br>DROUGHT |
|-------------------|----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-----------|--------|--------|
| Oct 30, 2025 | Resale    | Warranty Deed        | \$765,000 | \$285  | \$612K |
| Mar 10, 2025 | Financing | Intrafamily Transfer |           |        |        |
| Jun 18, 2021 | Resale    | Deed                 | \$580,000 | \$216  | \$548K |
| Jun 29, 2015 | Resale    | Deed                 | \$378,000 | \$141  | \$328K |
| Sep 6, 2007  | Quitclaim | Quit Claim Transfer  |           |        |        |
| Mar 3, 2006  | Quitclaim | Quit Claim Transfer  |           |        |        |
| Jul 25, 2002 | Resale    | Grant Deed           | \$247,890 | \$92   |        |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Orchard Park Elementary School | Elementary | KG–5   | 0.7 mi   |
| Pleasant Knoll Middle School   | Middle     | 6–8    | 1.2 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <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>Owner occupied</b> |
|-----------|-----------------------|