

Residential (General/Single)

RESIDENTIAL

3012 RIVER BEND DR

TEGA CAY, SC 29708

\$916,655 TopHap Estimate · \$256 / ft² · confidence 91 · as of Jul 14, 2026



4

BATHS

3,577 ft²

LIVING AREA

1 ac

LOT SIZE

2002

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$917K

\$837K low

\$997K high

Last Sale

\$296,150 · Sep 5, 2002

Est. Owner Equity

\$706,655

Loan-to-Value

23%

TAX & ASSESSMENT

Property Tax	\$14,896 (2025)
Assessed Value	\$25,471
Previous Assessed	\$14,766
Assessor Market Value	\$702,000

PROPERTY FACTS

Property Type	Residential (General/Single)
County	York
Lot (acres)	1.00
Construction	Brick
Heating	None
Fireplace	Yes
Pool	No

Deck · 216 ft²

Patio · 216 ft²

Porch · 158 ft²

CLIMATE RISK

55 FLOOD	6 WILDFIRE	90 HEAT	74 STORM	48 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 27, 2002	Resale	Grant Deed	\$296,150	\$83	
Feb 8, 2002	Resale	Grant Deed	\$41,465	\$12	

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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