

Single Family Residence

RESIDENTIAL

3045 RIVER BEND DR

TEGA CAY, SC 29708

\$705,192 TopHap Estimate · \$297 / ft² · confidence 93 · as of Jul 14, 2026



3

BATHS

2,378 ft²

LIVING AREA

1 ac

LOT SIZE

2002

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$705K

\$654K low

\$756K high

Last Sale

\$285,000 · Mar 27, 2012

Est. Owner Equity

\$705,192

TAX & ASSESSMENT

Property Tax	\$3,173 (2025)
Assessed Value	\$14,362
Previous Assessed	\$14,362
Assessor Market Value	\$573,400

PROPERTY FACTS

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

Deck · 350 ft²

Patio · 350 ft²

Porch · 398 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
Feb 17, 2026	Financing	Intrafamily Transfer			
Mar 23, 2012	Resale	Grant Deed	\$285,000	\$120	
Jul 31, 2002	Resale	Grant Deed	\$255,251	\$107	
Mar 22, 2002	Resale	Grant Deed	\$82,930	\$35	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Tega Cay Elementary School	Elementary	KG–5	0.4 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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