

Single Family Residence

**RESIDENTIAL**

# 3069 RIVER BEND DR

TEGA CAY, SC 29708

**\$870,796** TopHap Estimate · \$259 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**4**

BATHS

**3,357 ft<sup>2</sup>**

LIVING AREA

**1 ac**

LOT SIZE

**2002**

YEAR BUILT

**2**

STORIES

**3**

PARKING

## VALUATION

**\$871K**

**\$813K low**

**\$928K high**

Last Sale

**\$430,000 · Jul 1, 2019**

Est. Owner Equity

**\$293,196**

Loan-to-Value

**67%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,808 (2025) |
| Assessed Value        | \$19,168       |
| Previous Assessed     | \$16,668       |
| Assessor Market Value | \$702,100      |

## PROPERTY FACTS

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

Porch · 288 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 5, 2019  | Resale          | Grant Deed | \$430,000 | \$128  | \$409K |
| Jan 13, 2005 | Non-arms-length | Grant Deed | \$326,500 | \$97   |        |
| Aug 27, 2002 | Resale          | Grant Deed | \$292,592 | \$87   |        |
| Apr 22, 2002 | Resale          | Grant Deed | \$83,552  | \$25   |        |

## 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.

### 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> |
|-----------|-----------------------|