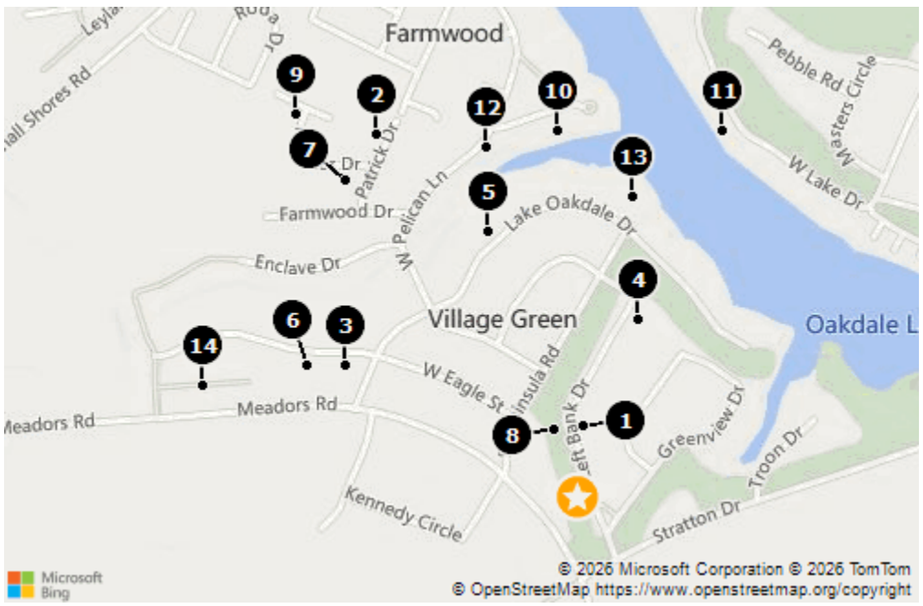
ICE SiteX Report

OrderID: 98444566

SiteX Property Information Report



Subject Property Location

1001 LEFT BANK DR, FLORENCE, SC 29501-8431

County:	**FLORENCE SC**	Census Tract:	450410015.031024
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	00521-07-012	Thomas Bros Pg-Grid:	

Valuation

Value:	**$396,000**	FSD:	5	Common Confidence Score:	95
Value Range:	$376,200 - $415,800	ICE Confidence Score:	95		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	100
Assd Land Value:	$1,300	Market Land Value:	$32,500	Tax Year:	2025
Assd Improvement:	$14,878	Market Improvment Value:	$371,962	Total Taxable Value:	$8,354
Total Assessed Value:	$16,178	Total Assessor Market Value:	$404,462	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 16
Abbreviated Description: THE PALMS PH4 LT16

Property Characteristics

Lot Size:	18,295 SF	Bedrooms:	3	Pool:	
Building Area:	2382 SF	Baths:	2	Fireplace:	Yes
Year Built:	2021	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:	1	Garage Type:		Heating:	
Number of Stories:	2	Number of Cars:		A/C:	
Style:	Convention	Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	05/20/2024	Loan Amount:	N/A
Document #:	2024006463 BK-PG DMA1102-556	Loan Type:	FHA
TD Due Date:	04/01/2064	Type Finance:	

Legal Description:
Lot: 16

Mortgage Record

Recording Date:	10/18/2022	Loan Amount:	N/A
Document #:	BK-PG 1017-1001	Loan Type:	FHA
TD Due Date:	09/01/2062	Type Finance:	

Legal Description:
Lot: 16

Prior Transfer

Recording Date:	10/10/2022	Sales Price:	$347,882
Document #:	2022-00014697 BK-PG 962-1914	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/25/2022	Sales Price:	$354,300
Document #:	BK-PG 962 -1909	Type of Sale:	Per Assessor Transaction History
Document Type:			

ICE SiteX Report

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Legal Description:
Lot: 16
Abbreviated Description: THE PALMS PH4 LT16

Prior Transfer

Recording Date:	11/30/2021	Sales Price:	$354,300
Document #:	BK-PG 962-1909	Type of Sale:	Verified Sale Price
Contract Date:	11/29/2021		
Document Type:			

Legal Description:
Lot: 16 Map Ref: MB 107 PG 743

Prior Transfer

Recording Date:	05/21/2021	Sales Price:	$130,000 Multiple Parcels Involved in this transaction
Document #:	BK-PG 923-1272	Type of Sale:	Verified Sale Price
Contract Date:	05/20/2021		
Document Type:			

Legal Description:
Lot: 16-19 Map Ref: MB 107 PG 743

Area Sales Analysis

Total Area Sales	$4,684,200	Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	2
Median Living Area	2,022 SF	Median Year Built	1991
Price Range - 2 Yrs	$90,000 to $565,000	Age Range	4 years to 57 years
Median Value	$333,950	Median Age	35 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.09Mi.	**1010 LEFT BANK DR** **FLORENCE, SC 29501-8432**	08/12/2026	$246,000	$161	1519	6/3/2	1994	SF	
		APN: 00521-01-009 Document #: 2026011012 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: B Subdivision: OAKDALE PENINSULA MapRef: MB 37 PG 82 Abbreviated Description: Block:B Subdivision:OAKDALE PENINSULA Map Ref:MB 37 PG 82Abbreviated Description:LOT: PORTION OF LOT NO. ONE (1)								
2	.56Mi.	**1057 PATRICK DR** **FLORENCE, SC 29501-8459**	08/07/2026	$285,400	$162	1759	8/4/2	2012	33,541 SF	
		APN: 00513-04-005 Document #: 2026010839 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 MapRef: MB 107 PG 273 Abbreviated Description: Map Ref:MB 107 PG 273Abbreviated Description:LOT: PORTION OF LOT 4								
3	.36Mi.	**4005 W EAGLE ST** **FLORENCE, SC 29501-3700**	06/23/2026	$340,000	$182	1865	/3/2	2021	8,276 SF	
		APN: 00052-02-013 Document #: 2026008491 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 109 Subdivision: SUMMIT AT OAKDALE SUBDIVISION Phase No: 2 MapRef: MB 107 PG 361 Abbreviated Description: Lot:109 Subdivision:SUMMIT AT OAKDALE SUBDIVISION Phase No:2 Map Ref:MB 107 PG 361								
4	.24Mi.	**1040 LEFT BANK DR** **FLORENCE, SC 29501-8432**	06/04/2026	$90,000	$44	2007	6/3/2	1969	SF	Yes
		APN: 00521-01-008 Document #: 2026007458 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12,13 Subdivision: VILLAGE GREEN SUBDIVISION Abbreviated Description: Lot:12,13 Subdivision:VILLAGE GREEN SUBDIVISION Abbreviated Description:LOT: PORTION OF LOT 13								
5	.38Mi.	**3941 LAKE OAKDALE DR** **FLORENCE, SC 29501-8402**	06/01/2026	$372,000	$144	2567	6/3/2	1994	SF	
		APN: 00521-02-014 Document #: 2026007269 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: OAKDALE PENINSULA MapRef: MB X PG 143 Abbreviated Description: Subdivision:OAKDALE PENINSULA Map Ref:MB X PG 143								
6	.4Mi.	**4021 W EAGLE ST** **FLORENCE, SC 29501-3700**	05/06/2026	$408,000	$170	2392	/5/2	2022	9,148 SF	
		APN: 00052-02-009 Document #: 2026005923 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 105 Subdivision: SUMMIT AT OAKDALE SUBDIVISION Phase No: 2 MapRef: MB 107 PG 361 Abbreviated Description: Lot:105 Subdivision:SUMMIT AT OAKDALE SUBDIVISION Phase No:2 Map Ref:MB 107 PG 361								
7	.53Mi.	**4103 HEATHER DR** **FLORENCE, SC 29501-8475**	04/22/2026	$309,000	$139	2214	7/4/2	1986	SF	
		APN: 00515-02-002 Document #: 2026005177 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Block: B Subdivision: FARMWOOD SUBDIVISION MapRef: MB 23 PG 645 Abbreviated Description: Lot:2 Block:B Subdivision:FARMWOOD SUBDIVISION Map Ref:MB 23 PG 645								
8	.09Mi.	**1011 LEFT BANK DR** **FLORENCE, SC 29501-8431**	04/16/2026	$480,000	$182	2627	/4/3	2021	20,909 SF	
		APN: 00521-07-010 Document #: 2026004841 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11 MapRef: MB 107 PG 602 Abbreviated Description: Lot:11 Map Ref:MB 107 PG 602								
9	.64Mi.	**4119 HEATHER DR** **FLORENCE, SC 29501-8475**	03/25/2026	$218,000	$123	1762	6/3/2	1987	SF	
		APN: 00515-02-010 Document #: 2026003766 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Block: B Subdivision: FARMWOOD SUBDIVISION MapRef: MB 23 PG 645 Abbreviated Description: Lot:10 Block:B Subdivision:FARMWOOD SUBDIVISION Map Ref:MB 23 PG 645								
10	.49Mi.	**940 S SWAN CIR** **FLORENCE, SC 29501-8421**	03/12/2026	$349,900	$171	2036	7/3/2	1979	SF	

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APN: 00522-01-018 Document #: 2026003248
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 18 Block: H Subdivision: OAKDALE PENINSULAS MapRef: MB X PG 143 Abbreviated Description: Lot:18 Block:H Subdivision:OAKDALE PENINSULAS Map Ref:MB X PG 143

11	.52Mi.	**3844 W LAKE DR** **FLORENCE, SC 29501-8565**	03/02/2026	$565,000	$153	3691	12/4/3	1979	SF

APN: 00751-01-076 Document #: 2026002642
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: B Subdivision: OAKDALE SUBDIVISION MapRef: MB 17 PG 691 Abbreviated Description: Lot:B Subdivision:OAKDALE SUBDIVISION Map Ref:MB 17 PG 691

12	.44Mi.	**4020 W PELICAN LN** **FLORENCE, SC 29501-**	02/09/2026	$285,000			//		SF

APN: 00522-01-026 Document #: 2026001698
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 26 Block: H Subdivision: OAKDALE PENINSULA MapRef: MB X PG 143 Abbreviated Description: Lot:26 Block:H Subdivision:OAKDALE PENINSULA Map Ref:MB X PG 143

13	.41Mi.	**3903 LAKE OAKDALE DR** **FLORENCE, SC 29501-8402**	01/27/2026	$408,000	$141	2886	5/3/2	1989	SF

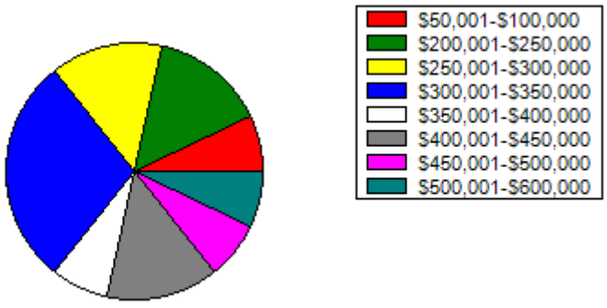
APN: 00521-02-005 Document #: 2026001129
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: MapRef: MB W PG 150 Abbreviated Description: Map Ref:MB W PG 150

14	.45Mi.	**4037 CREST CV** **FLORENCE, SC 29501-3000**	01/27/2026	$327,900			//		SF

APN: 00052-01-106 Document #: 2026001096
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 82 Subdivision: SUMMIT AT OAKDALE Phase No: 4 MapRef: MB 108 PG 845 Abbreviated Description: Lot:82 Subdivision:SUMMIT AT OAKDALE Phase No:4 Map Ref:MB 108 PG 845

Comparable Sales Chart

% Distribution Sales for Two Years



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**1001 LEFT BANK DR**	**02/25/2022**	$404,462	$16,178	2,382	/3/2	2021	18,295 SF	
.02Mi.	**999 LEFT BANK DR**	**02/25/2022**	$386,189	$15,447	2,161	/3/2	2021	16,117 SF	
.02Mi.	**1003 LEFT BANK DR**	**02/25/2022**	$417,711	$16,708	2,382	/3/2	2021	20,038 SF	
.03Mi.	**3901 MEADORS RD**	**02/25/2022**	$379,551	$15,182	2,178	/3/2	2021	20,038 SF	
.03Mi.	**3899 MEADORS RD**	**02/25/2022**	$371,309	$14,852	2,183	/3/2	2021	16,988 SF	
.04Mi.	**1005 LEFT BANK DR**	**07/02/2024**	$378,897	$15,155	2,382	/3/2	2021	20,473 SF	
.04Mi.	**995 LEFT BANK DR**	**03/10/2023**	$412,997	$16,519	2,289	/4/3	2024	27,007 SF	
.04Mi.	**1002 LEFT BANK DR**	**05/15/2017**	$268,976	$10,759	2,417	8/3/2	1988		
.05Mi.	**1001 GREENVIEW DR**		$279,813	$11,192	2,747	9/4/3	1988		
.05Mi.	**3903 MEADORS RD**	**02/15/1995**	$217,400	$8,696	2,245	7/3/2	1966		
.06Mi.	**1007 LEFT BANK DR**	**02/25/2022**	$404,397	$16,175	2,382	/3/2	2021	20,909 SF	
.06Mi.	**1007 GREENVIEW DR**	**01/29/2020**	$230,417	$9,216	1,983	7/4/2	1981		
.06Mi.	**993 LEFT BANK DR**	**02/10/2025**	$433,382	$17,335	2,439	/4/3	2024	25,700 SF	
.06Mi.	**1004 LEFT BANK DR**	**03/16/2011**	$231,737	$9,269	2,008	9/4/3	1988		
.08Mi.	**1009 LEFT BANK DR**	**02/25/2022**	$407,624	$16,304	2,398	/4/3	2021	20,909 SF	
.08Mi.	**1094 GREENVIEW DR**	**02/25/2022**	$289,303	$11,572	2,617	8/4/2	1981		

Rent vs. Own

Households Occupied by Renters: NA Households Occupied by Owners: NA

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Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

Disaster Alerts

1/21/2026 - Severe Winter Storm

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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