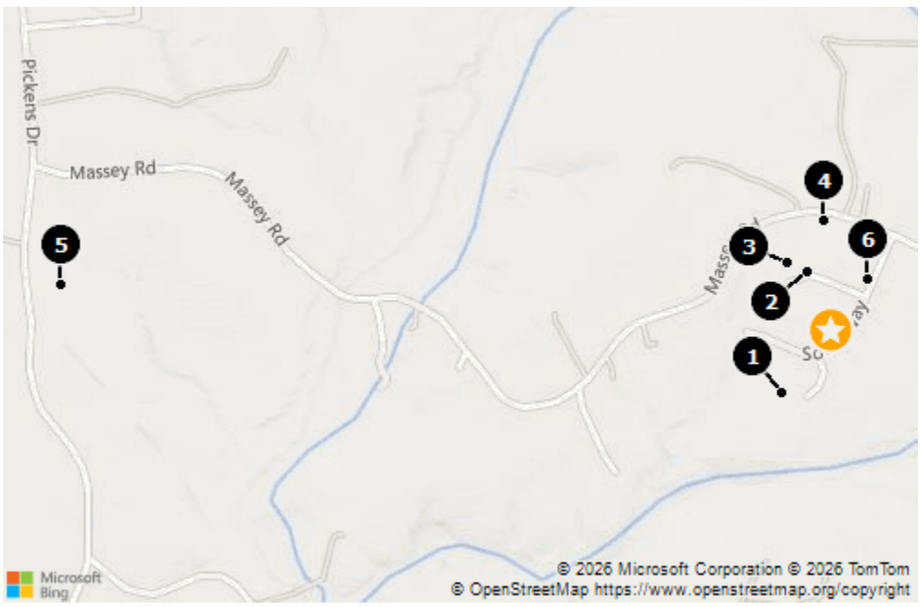
ICE SiteX Report

OrderID: 98012187

SiteX Property Information Report



Subject Property Location

108 SOLIEL WAY, PENDLETON, SC 29670-8929

County:	**ANDERSON SC**	Census Tract:	450070101.082013
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	166-03-01-029	Thomas Bros Pg-Grid:	

Valuation

Value:	**$362,000**	FSD:	9	Common Confidence Score:	68
Value Range:	$329,420 - $394,580	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2021	Tax Rate Code Area:	
Assd Land Value:	$1,100	Market Land Value:		Tax Year:	2025
Assd Improvement:	$8,120	Market Improvment Value:		Total Taxable Value:	$1,340
Total Assessed Value:	$9,220	Total Assessor Market Value:	$230,610	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 27 District: 1 Subdivision: MASSEY ESTS Map Ref: MAP #006-03
Abbreviated Description: CP S 1640/9A F207 D214 PP S 1407/8+9 LT 27 SOLIEL WAY .57 AC

Property Characteristics

Lot Size:	24,829 SF	Bedrooms:	4	Pool:	
Building Area:	2354 SF	Baths:		Fireplace:	
Year Built:	2006	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	11	Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:	2	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	04/26/2022	Loan Amount:	N/A
Document #:	220013233 BK-PG 16087-307	Loan Type:	FHA
TD Due Date:	02/01/2048	Type Finance:	

Legal Description:
Lot: 27 Subdivision: MASSEY ESTATES Phase No: 11
City/Muni/Twp: PENDLETON

Prior Transfer

Recording Date:	04/08/2021	Sales Price:	$181,649
Document #:	210011969 BK-PG 13223-310	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/02/2018	Sales Price:	N/A
Document #:	180002492 BK-PG 09849-070	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/31/2018	Sales Price:	$185,000
Document #:	180002329 BK-PG 13223-306	Type of Sale:	Verified Sale Price
Contract Date:	01/25/2018		

ICE SiteX Report

OrderID: 98012187

Document Type:
Legal Description:
Lot: 27 Subdivision: MASSEY ESTATES Phase No: II Map Ref: MB 1640 PG 9-A

Prior Transfer

Recording Date:	01/25/2018	Sales Price:	$185,000
Document #:	BK-PG 13223 -306	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 27 District: 1 Subdivision: MASSEY ESTS Map Ref: MAP #006-03
Abbreviated Description: CP S 1640/9A F207 D214 PP S 1407/8+9 LT 27 SOLIEL WAY .57 AC

Prior Transfer

Recording Date:	12/03/2010	Sales Price:	$145,000
Document #:	100024306 BK-PG 09849-064	Type of Sale:	Verified Sale Price
Contract Date:	12/01/2010		
Document Type:			

Legal Description:
Lot: 27 Map Ref: SL1640 PG9-A

Prior Transfer

Recording Date:	12/01/2010	Sales Price:	$145,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/30/2006	Loan Amount:	N/A
Document #:	060029313 BK-PG 07562-079	Loan Type:	Unknown
TD Due Date:	08/24/2031	Type Finance:	

Legal Description:
Lot: 27 Subdivision: MASSEY ESTATES PHASE II

Mortgage Record

Recording Date:	08/30/2006	Loan Amount:	N/A
Document #:	060029312 BK-PG 07562-062	Loan Type:	Unknown
TD Due Date:	09/01/2036	Type Finance:	

Legal Description:
Lot: 27 Subdivision: MASSEY ESTATES PHASE II

Prior Transfer

Recording Date:	08/30/2006	Sales Price:	$157,277
Document #:	060029311 BK-PG 07562-060	Type of Sale:	Full Amount on Deed
Contract Date:	08/25/2006		
Document Type:			

Legal Description:
Lot: 27 Subdivision: MASSEY ESTATES PHASE II Map Ref: MB1640 PG9-A

Mortgage Record

Recording Date:	05/18/2006	Loan Amount:	N/A
Document #:	060016316 BK-PG 07368-251	Loan Type:	Building or Construction Loan
TD Due Date:		Type Finance:	

Legal Description:
Lot: 27 Subdivision: MASSEY ESTATES SUBDIVISION Phase No: II

Prior Transfer

Recording Date:	05/18/2006	Sales Price:	$22,000
Document #:	060016314 BK-PG 07368-248	Type of Sale:	Full Amount on Deed
Contract Date:	04/21/2006		
Document Type:			

Legal Description:
Lot: 27 Subdivision: MASSEY ESTATES SUBDIVISION PHASE II Map Ref: MB1407 PG8&9

Area Sales Analysis

Total Area Sales	$2,221,950	Median # of Bedrooms	3
Median Lot Size	21,959 SF	Median # of Baths	
Median Living Area	2,267 SF	Median Year Built	2005
Price Range - 2 Yrs	$120,000 to $750,000	Age Range	10 years to 24 years
Median Value	$359,500	Median Age	21 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.11Mi.	**102 KINLEE CT** **PENDLETON, SC 29670-8958**	06/30/2026	$379,000	$168	2246	7/3/	2005	8,584 SF	
		APN: 166-03-01-042 Document #: 260017559 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 14 Subdivision: MASSEY ESTATES SUBDIVISION Phase No: 2 MapRef: SL 1407 PG 8 & 9 Abbreviated Description: Lot:14 Subdivision:MASSEY ESTATES SUBDIVISION Phase No:2 Map Ref:SL 1407 PG 8 & 9								
2	.1Mi.	**106 MCBRIE LN** **PENDLETON, SC 29670-8957**	06/09/2026	$340,000	$145	2336	11/4/	2006	17,949 SF	
		APN: 166-03-01-020 Document #: 260015381 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 36 Subdivision: MASSEY ESTATES SUBDIVISION Phase No: 2 MapRef: SL 1407 PG 8 & 9 Abbreviated Description: Lot:36 Subdivision:MASSEY ESTATES SUBDIVISION Phase No:2 Map Ref:SL 1407 PG 8 & 9								
3	.11Mi.	**108 MCBRIE LN**	05/01/2026	$120,000	$95	1260	9/3/	2006	19,089 SF	

ICE SiteX Report

OrderID: 98012187

PENDLETON, SC 29670-8957
APN: 166-03-01-021 Document #: 260011461
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 35 Subdivision: MASSEY ESTATES SUBDIVISION Phase No: 2 MapRef: SL 1407 PG 8 & 9 Abbreviated Description: Lot:35 Subdivision:MASSEY ESTATES SUBDIVISION Phase No:2 Map Ref:SL 1407 PG 8 & 9

4	.14Mi.	**1225 MASSEY RD**	09/02/2025	$253,050	$130	1938	7/3/	2002	24,829 SF

PENDLETON, SC 29670-9765
APN: 166-03-01-006 Document #: 250022693
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 44 Subdivision: MASSEY ESTATES MapRef: SL 1141 PG 3 & 4 Abbreviated Description: Lot:44 Subdivision:MASSEY ESTATES Map Ref:SL 1141 PG 3 & 4

5	1.02Mi.	**630 PICKENS DR**	06/13/2025	$750,000	$327	2287	6/3/	2016	503,556 SF

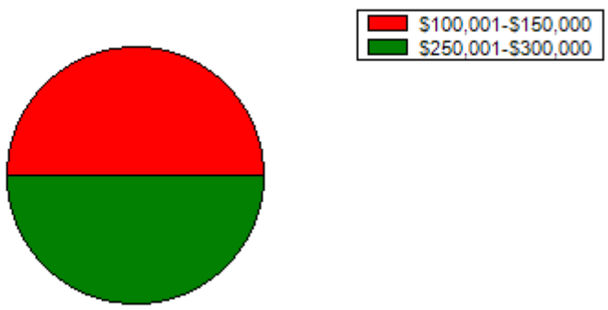
PENDLETON, SC 29670-9795
APN: 140-00-03-004 Document #: 250014809
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: District: 4 MapRef: SL 2152 PG 1 Abbreviated Description: District:4 Map Ref:SL 2152 PG 1

6	.08Mi.	**104 SOLIEL WAY**	05/15/2025	$379,900	$125	3032	6/4/	2004	27,632 SF

PENDLETON, SC 29670-8929
APN: 166-03-01-017 Document #: 250011790
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 39 Subdivision: MASSEY ESTATES MapRef: MB 1407 PGS 8 AND 9 Abbreviated Description: Lot:39 Subdivision:MASSEY ESTATES Map Ref:MB 1407 PGS 8 AND 9

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.	**108 SOLIEL WAY**	**01/25/2018**	$230,610	$9,220	2,354	11/4/	2006	24,829 SF	
.02Mi.	**110 SOLIEL WAY**	**05/28/2019**	$281,500	$11,260	2,980	11/3/	2006	40,228 SF	
.03Mi.	**106 SOLIEL WAY**	**02/27/2015**	$222,500	$8,900	2,596	10/4/	2006	27,178 SF	
.03Mi.	**103 MCBRIE LN**	**11/22/2021**	$250,190	$10,010	1,632	10/3/	2006	26,840 SF	
.05Mi.	**105 MCBRIE LN**	**10/30/2020**	$172,920	$6,910	1,628	9/4/	2006	36,579 SF	
.05Mi.	**113 SOLIEL WAY**	**07/06/2023**	$314,980	$12,600	1,771	7/4/	2005	20,916 SF	
.05Mi.	**117 SOLIEL WAY**	**08/21/2008**	$219,130	$8,760	2,333	7/4/	2005	18,644 SF	
.05Mi.	**111 SOLIEL WAY**	**03/29/2019**	$246,420	$9,850	2,573	6/3/	2004	22,154 SF	
.05Mi.	**115 SOLIEL WAY**	**06/22/2023**	$300,230	$12,010	1,860	10/3/	2006	17,136 SF	
.06Mi.	**107 MCBRIE LN**	**07/19/2012**	$194,220	$7,760	1,900	10/3/	2006	1 SF	
.06Mi.	**109 SOLIEL WAY**	**03/24/2023**	$150,320	$6,010	1,546	6/3/	2004	25,000 SF	
.06Mi.	**100 KINLEE CT**	**05/27/2022**	$272,420	$10,890	2,552	7/3/	2004	29,295 SF	
.07Mi.	**103 KINLEE CT**	**02/24/2006**	$182,060	$7,280	2,246	7/3/	2005	16,107 SF	
.07Mi.	**104 SOLIEL WAY**	**08/02/2004**	$252,130	$10,080	3,032	6/4/	2004	27,632 SF	
.08Mi.	**109 MCBRIE LN**	**11/16/2005**	$222,800	$8,910	2,603	6/3/	2005	12,285 SF	
.08Mi.	**107 SOLIEL WAY**	**03/21/2019**	$198,920	$7,950	1,400	6/3/	2004	24,829 SF	

Rent vs. Own

Households Occupied by Renters:	22%	Households Occupied by Owners:	69%

Demographics & Income

Median Age:	37.0 years old	Households:	4,425
Median Household Income:	$62,833	Households w/Family:	64%
Household Income Per Capita:	$39,318	Households w/Family Married:	54%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	28%

School District

School District Zone:	Anderson School District 1	Students:	10,886
Number of Schools:	14	Rating:	B+

ICE SiteX Report

OrderID: 98012187

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.66Mi.	**Wren Middle School** Number of Students: 910 Student-Teacher Ratio: 15.74	C+	Public	6 - 8
3.30Mi.	**Spearman Elementary School** Number of Students: 804 Student-Teacher Ratio: 15.76	B+	Public	PK - 5
3.55Mi.	**Wren High School** Number of Students: 1,252 Student-Teacher Ratio: 17.89 Advanced Placement: Yes	A	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	93%	SIMILAR
BURGLARY	121%	HIGHER
MOTOR VEHICLE THEFT	110%	HIGHER
FORCIBLE ROBBERY	116%	HIGHER
AGGRAVATED ASSAULT	104%	SIMILAR
FORCIBLE RAPE	133%	NOTABLY HIGHER
MURDER	124%	HIGHER
OVERALL	111%	HIGHER

Disaster Alerts

8/4/2024 - Hurricane Debby 9/25/2024 - Hurricane Helene 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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