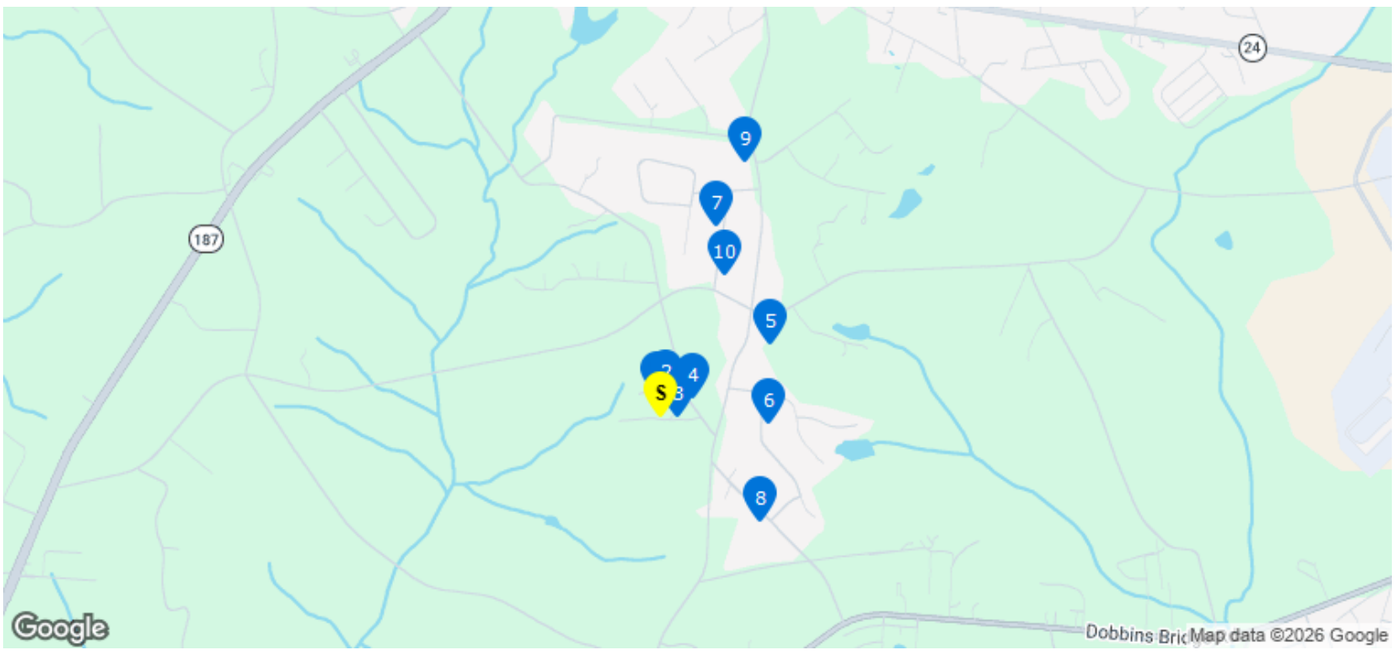
ICE SiteX Report

OrderID: 98757899

SiteX Property Information Report



Subject Property Location

109 TOLIVER LN, ANDERSON, SC 29626-5004

County:	**ANDERSON SC**	Census Tract:	0120.02
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	070-05-01-009	Thomas Bros Pg-Grid:	

Valuation

Value:	**$432,000**	FSD:	8	Common Confidence Score:	77
Value Range:	$397,440 - $466,560	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2021	Tax Rate Code Area:	
Assd Land Value:	$1,200	Market Land Value:		Tax Year:	2025
Assd Improvement:	$19,530	Market Improvment Value:		Total Taxable Value:	$6,724
Total Assessed Value:	$20,730	Total Assessor Market Value:	$345,500	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 9 District: 5 Subdivision: OAK GROVE FARM MDW Map Ref: MAP #000-05
Abbreviated Description: CP S 3061/1 PP S 1454/8+9 F122 D285 LT 9 TOLIVER LN .85 AC

Property Characteristics

Lot Size:	37,026 SF	Bedrooms:	3	Pool:	
Building Area:	1894 SF	Baths:		Fireplace:	
Year Built:	2006	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:	1	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/18/2026	Sales Price:	N/A
Document #:	260016380 BK-PG 17844-82	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	03/04/2025	Sales Price:	$355,000
Document #:	250005118 BK-PG 17353-304	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	02/20/2025	Loan Amount:	N/A
Document #:	250003946 BK-PG 17844-82	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	02/11/2025		
TD Due Date:	03/01/2055	Type Finance:	
Legal Description:			
Map Ref: 0			

Mortgage Record

Recording Date:	05/07/2024	Loan Amount:	N/A

ICE SiteX Report

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Document #:	240010940 BK-PG 17353-304	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	04/30/2024		
TD Due Date:	06/01/2050	Type Finance:	

Legal Description:
Subdivision: OAK GROVE FARM MEADOWS Map Ref: 0

Prior Transfer

Recording Date:	08/28/2023	Sales Price:	N/A
Document #:	230020886 BK-PG 13349-296	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	08/16/2023	Loan Amount:	N/A
Document #:	230019897 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	08/11/2023		
TD Due Date:	09/01/2053	Type Finance:	

Legal Description:
Subdivision: OAK GROVE FARM MEADOWS Map Ref: MB 1454 PG 8&9

Prior Transfer

Recording Date:	08/16/2023	Sales Price:	$345,000
Document #:	230019896 BK-PG 16928-34	Type of Sale:	Arms-Length Transfer
Contract Date:	08/11/2023		
Document Type:	Deed		

Legal Description:
Subdivision: OAK GROVE FARM MEADOWS Map Ref: MB 1454 PG 8&9

Mortgage Record

Recording Date:	04/30/2018	Loan Amount:	N/A
Document #:	180009949 BK-PG -	Loan Type:	Conventional
Contract Date:	04/26/2018		
TD Due Date:	05/01/2048	Type Finance:	

Legal Description:
Subdivision: OAK GROVE FARM MEADOWS Map Ref: MB 1454 PG 8&9
City/Muni/Twp: CENTERVILLE TOWNSHIP

Prior Transfer

Recording Date:	04/30/2018	Sales Price:	$208,000
Document #:	180009948 BK-PG 13349-293	Type of Sale:	Arms-Length Transfer
Contract Date:	04/26/2018		
Document Type:	Deed		

Legal Description:
Subdivision: OAK GROVE FARM MEADOWS Map Ref: MB 1454 PG 8&9
City/Muni/Twp: CENTERVILLE TOWNSHIP

Prior Transfer

Recording Date:	06/25/2015	Sales Price:	N/A
Document #:	150013554 BK-PG 10071-292	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	06/30/2011	Loan Amount:	N/A
Document #:	110012459 BK-PG 10071-292	Loan Type:	Conventional
Contract Date:	06/24/2011		
TD Due Date:	07/01/2026	Type Finance:	

Legal Description:
District: 5 Subdivision: OAK GROVE FARM MEADOWS SUBDIVISION Map Ref: 0
City/Muni/Twp: CENTERVILLE

Prior Transfer

Recording Date:	06/16/2011	Sales Price:	N/A
Document #:	110011562 BK-PG 6661-78	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	03/29/2006	Loan Amount:	N/A
Document #:	060010363 BK-PG 07279-079	Loan Type:	Conventional
Contract Date:	03/24/2006		
TD Due Date:	04/01/2036	Type Finance:	

Legal Description:
District: 5 Subdivision: OAK GROVE FARM MEADOWS SUBDIVISION Map Ref: 0
City/Muni/Twp: CENTERVILLE

Mortgage Record

Recording Date:	03/28/2005	Loan Amount:	N/A
Document #:	050009366 BK-PG 06661-078	Loan Type:	Conventional
Contract Date:	03/28/2005		
TD Due Date:	03/08/2006	Type Finance:	

Legal Description:
Subdivision: OAK GROVE FARM MEADOWS SUBDIVISION Map Ref: 0
City/Muni/Twp: CENTERVILLE

Prior Transfer

Recording Date:	03/28/2005	Sales Price:	$18,354
Document #:	050009365 BK-PG 06661-074	Type of Sale:	Arms-Length Transfer

ICE SiteX Report

OrderID: 98757899

Contract Date: 03/28/2005
Document Type: Deed
Legal Description:
Subdivision: OAK GROVE FARM MEADOWS SUBDIVISION #9 Map Ref: MB1454 PG8&9
Abbreviated Description: SCHOOL DISTRICT #5 LOCATION:TOLIVER LN ANDERSON SC 29621
City/Muni/Twp: CENTERVILLE

Area Sales Analysis

Total Area Sales	$3,290,400	Median # of Bedrooms	3
Median Lot Size	30,274 SF	Median # of Baths	
Median Living Area	1,893 SF	Median Year Built	2006
Price Range - 2 Yrs	$290,000 to $385,000	Age Range	7 years to 33 years
Median Value	$335,000	Median Age	20.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.06Mi.	**108 TOLIVER LN** **ANDERSON, SC 29626-5004**	09/08/2025	$335,000	$176	1908	7/3/	2009	33,106 SF	
		APN: 070-05-01-005 Document #: 250023315 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 5 MapRef: MB 1454 PG 8&9 Abbreviated Description: Lot:5 Map Ref:MB 1454 PG 8&9								
2	.11Mi.	**100 TOLIVER LN** **ANDERSON, SC 29626-5004**	12/15/2025	$358,000	$191	1877	7/3/	2018	32,234 SF	
		APN: 070-05-01-001 Document #: 250032672 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 1 MapRef: SL 1454 PG 8-9 Abbreviated Description: Lot:1 Map Ref:SL 1454 PG 8-9								
3	.31Mi.	**100 COUNTRY GARDEN LN** **ANDERSON, SC 29626-5285**	03/12/2026	$55,500	$21	2685	6/3/	2008	29,835 SF	
		APN: 070-03-02-002 Document #: 260006106 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Lot: 6 Subdivision: COUNTRY VIEW ESTATES Phase No: 2 MapRef: SL 666 PG 10 Abbreviated Description: Lot:6 Subdivision:COUNTRY VIEW ESTATES Phase No:2 Map Ref:SL 666 PG 10								
4	.31Mi.	**102 COUNTRY GARDEN LN** **ANDERSON, SC 29626-5285**	11/19/2025	$335,000	$152	2199	5/3/	1996	34,935 SF	
		APN: 070-03-02-003 Document #: 250030331 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 7 Subdivision: COUNTRY VIEW ESTATE Phase No: 2 MapRef: MB 666 PG 10 Abbreviated Description: Lot:7 Subdivision:COUNTRY VIEW ESTATE Phase No:2 Map Ref:MB 666 PG 10								
5	.32Mi.	**108 COUNTRY GARDEN LN** **ANDERSON, SC 29626-5285**	10/14/2025	$376,800	$127	2976	9/3/	2006	28,980 SF	
		APN: 070-03-02-006 Document #: 250026890 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 10 Subdivision: COUNTRY VIEW ESTATES Phase No: 2 MapRef: MB 758 PG 7 & 8 Abbreviated Description: Lot:10 Subdivision:COUNTRY VIEW ESTATES Phase No:2 Map Ref:MB 758 PG 7 & 8								
6	.37Mi.	**932 COUNTRY MDWS** **ANDERSON, SC 29626-**	12/23/2025	$225,000	$133	1695	//		130,680 SF	
		APN: 070-00-01-007 Document #: 250033592 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: District: 5 Subdivision: COUNTRY MEADOWS Tract No: 2 MapRef: SL 3181 PG 9 Abbreviated Description: District:5 Subdivision:COUNTRY MEADOWS Tract No:2 Map Ref:SL 3181 PG 9								
7	.38Mi.	**616 NEW HOPE RD** **ANDERSON, SC 29626-5223**	06/17/2025	$339,900	$167	2041	7/3/	2019	28,314 SF	
		APN: 070-00-07-080 Document #: 250015154 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 4 MapRef: SL 2506 PG 10 Abbreviated Description: Lot:4 Map Ref:SL 2506 PG 10								
8	.42Mi.	**219 MEADOWOOD DR** **ANDERSON, SC 29626-5902**	07/09/2025	$290,000	$172	1688	6/3/	1993	59,242 SF	
		APN: 070-02-01-001 Document #: 250017191 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Subdivision: COUNTRY MANOR SUBDIVISION Tract No: 2 MapRef: SL 665 PG 9-B Abbreviated Description: Subdivision:COUNTRY MANOR SUBDIVISION Tract No:2 Map Ref:SL 665 PG 9-B								
9	.45Mi.	**105 SUNNY HILL LN** **ANDERSON, SC 29626-5238**	04/10/2026	$295,000	$203	1455	6/3/	1999	44,431 SF	
		APN: 070-04-02-001 Document #: 260009173 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 52 MapRef: MB 1022 PG 6-A Abbreviated Description: Lot:52 Map Ref:MB 1022 PG 6-A								
10	.57Mi.	**205 OLIVE BR** **ANDERSON, SC 29626-5003**	08/29/2025	$300,000	$178	1684	6/3/	2004	24,829 SF	
		APN: 070-04-02-013 Document #: 250022545 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 40 MapRef: SL 1421 PG 7-8 Abbreviated Description: Lot:40 Map Ref:SL 1421 PG 7-8City/Muni/Twp:CENTERVILLE TOWNSHIP City/Muni/Twp: CENTERVILLE TOWNSHIP								
11	.62Mi.	**817 NEW HOPE RD** **ANDERSON, SC 29626-5225**	09/12/2025	$280,000	$190	1473	//		43,560 SF	
		APN: 070-00-02-003 Document #: 250023840 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 1 MapRef: MB 81 PG 845 Abbreviated Description: Lot:1 Map Ref:MB 81 PG 845City/Muni/Twp:CENTERVILLE TOWNSHIP City/Muni/Twp: CENTERVILLE TOWNSHIP								
12	.67Mi.	**538 COUNTRY MDWS** **ANDERSON, SC 29626-5308**	07/06/2026	$120,000			//		98,881 SF	
		APN: 070-00-03-026 Document #: 260017979 Document Type: Deed Price Code: A Land Use: Residential - Vacant Land								

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Legal: Tract No: R-3 MapRef: MB S2643 PG 10 Abbreviated Description: Tract No:R-3 Map Ref:MB S2643 PG 10

13	.72Mi.	**106 OLIVE BR** **ANDERSON, SC 29626-5002**	05/06/2025	$313,000	$202	1552	6/3/	2004	56,628 SF

APN: 070-04-01-010 Document #: 250010989
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 9-R Subdivision: DOVE HOLLOW Phase No: 2 MapRef: MB 1421 PG 7 & 8 Abbreviated Description: Lot:9-R Subdivision:DOVE HOLLOW Phase No:2 Map Ref:MB 1421 PG 7 & 8

14	.75Mi.	**1002 DICKERSON RD** **ANDERSON, SC 29626-5252**	07/15/2025	$280,600	$113	2490	//	1993	72,745 SF

APN: 069-16-01-062 Document #: 250017747
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 MapRef: SL 779 PG 7-B Abbreviated Description: Lot:1 Map Ref:SL 779 PG 7-B

15	.76Mi.	**1041 STONEHAM CIR** **ANDERSON, SC 29626-5676**	08/31/2026	$313,000	$149	2100	6/3/	2018	32,670 SF

APN: 048-09-01-022 Document #: 260024041
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 22 Subdivision: WAKEFIELD SUBDIVISION MapRef: SL 1739 PG 3 Abbreviated Description: Lot:22 Subdivision:WAKEFIELD SUBDIVISION Map Ref:SL 1739 PG 3

16	.76Mi.	**209 MAR MAC RD** **ANDERSON, SC 29626-5267**	05/07/2025	$309,900	$196	1585	//		54,014 SF

APN: 069-17-03-003 Document #: 250011156
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 9 Subdivision: MAR-MAC ACRES MapRef: MB 76 PG 415 Abbreviated Description: Lot:9 Subdivision:MAR-MAC ACRES Map Ref:MB 76 PG 415

17	.78Mi.	**103 MAR MAC RD** **ANDERSON, SC 29626-5266**	07/30/2025	$385,000	$169	2283	8/3/	2009	44,867 SF

APN: 069-17-03-011 Document #: 250019292
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: PYHALA HOMES LLC MapRef: MB S-1825 PG 4-B Abbreviated Description: Lot:3 Subdivision:PYHALA HOMES LLC Map Ref:MB S-1825 PG 4-B

18	.85Mi.	**1053 STONEHAM CIR** **ANDERSON, SC 29626-5676**	11/10/2025	$293,000	$152	1929	6/3/	2021	25,265 SF

APN: 048-09-01-028 Document #: 250029529
Document Type: Deed Price Code: A
Land Use: Single Family Residential (Assumed)
Legal: Lot: 28 Subdivision: WAKEFIELD SUBDIVISION MapRef: SL 1739 PG 3 Abbreviated Description: Lot:28 Subdivision:WAKEFIELD SUBDIVISION Map Ref:SL 1739 PG 3

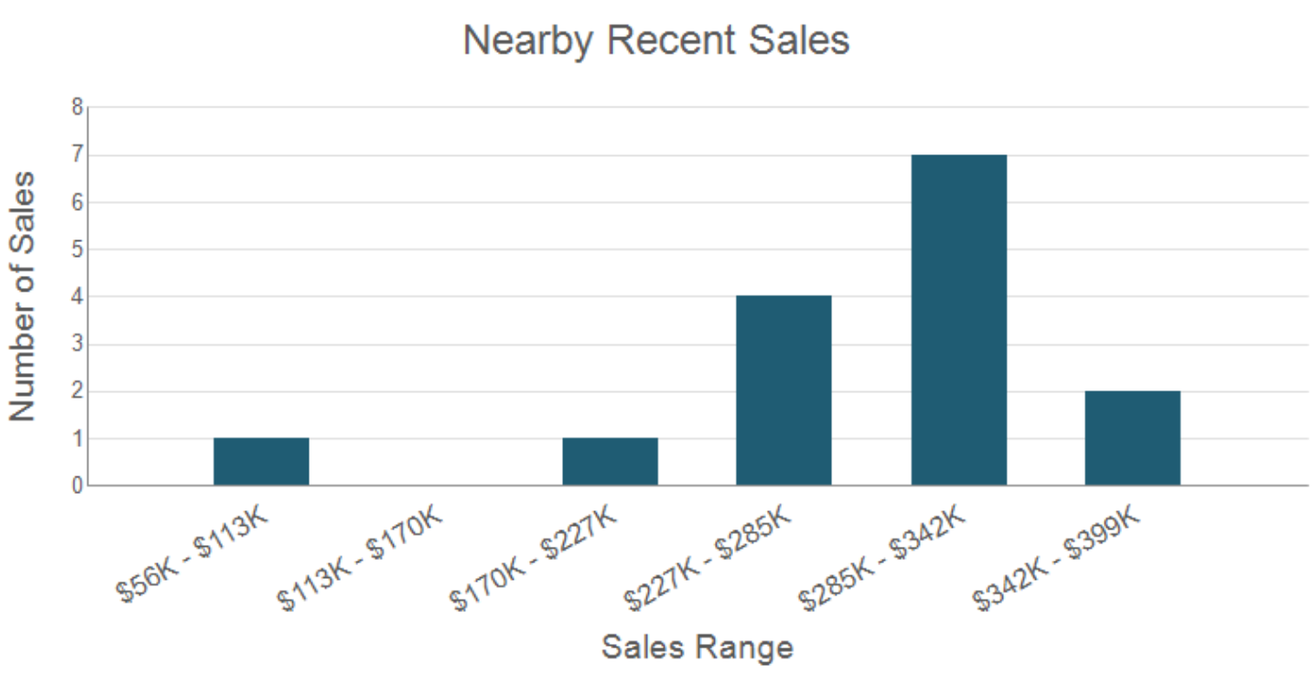
19	.86Mi.	**304 MAR MAC RD** **ANDERSON, SC 29626-5260**	09/08/2025	$280,000	$152	1847	//		121,968 SF

APN: 069-18-01-010 Document #: 250023305
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 27 District: 5 Subdivision: MAR-MAC ACRES MapRef: MB 76 PG 415 Abbreviated Description: Lot:27 District:5 Subdivision:MAR-MAC ACRES Map Ref:MB 76 PG 415

20	.89Mi.	**404 MCCLAIN RD** **ANDERSON, SC 29626-5262**	07/01/2026	$265,000	$196	1352	//		44,867 SF

APN: 069-17-02-007 Document #: 260017787
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 43 Subdivision: MAR MAC ACRES SUBDIVISION MapRef: MB 111 PG 324 Abbreviated Description: Lot:43 Subdivision:MAR MAC ACRES SUBDIVISION Map Ref:MB 111 PG 324City/Muni/Twp:CENTERVILLE TOWNSHIP City/Muni/Twp: CENTERVILLE TOWNSHIP

Comparable Sales Chart



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.

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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.	**109 TOLIVER LN**	**08/11/2023**	$345,500	$20,730	1,894	5/3/	2006	37,026 SF	
.03Mi.	**107 TOLIVER LN**	**02/14/2022**	$289,510	$11,580	1,807	7/3/	2005	37,026 SF	
.03Mi.	**111 TOLIVER LN**	**07/18/2017**	$211,270	$8,450	1,925	6/4/	2017	38,333 SF	
.05Mi.	**105 TOLIVER LN**	**11/26/2024**	$309,040	$18,540	1,749	7/3/	2004	36,590 SF	
.06Mi.	**112 TOLIVER LN**	**06/29/2017**	$228,420	$9,140	2,035	6/4/	2017	1 SF	
.06Mi.	**108 TOLIVER LN**	**04/24/2015**	$260,050	$10,400	1,908	7/3/	2009	33,106 SF	
.06Mi.	**110 TOLIVER LN**	**05/02/2016**	$214,270	$8,570	1,860	10/3/	2008	31,799 SF	
.07Mi.	**106 TOLIVER LN**	**08/30/2007**	$349,250	$13,970	2,049	7/3/	2007	35,719 SF	
.07Mi.	**104 TOLIVER LN**	**05/11/2007**	$214,910	$8,600	1,884	7/3/	2007	36,590 SF	
.08Mi.	**103 TOLIVER LN**	**05/29/2012**	$277,880	$11,110	1,915	7/3/	2006	2 SF	
.09Mi.	**102 TOLIVER LN**	**11/17/2023**	$386,350	$15,450	1,804	7/3/	2005	34,412 SF	
.11Mi.	**100 TOLIVER LN**	**03/08/2018**	$249,830	$9,990	1,877	7/3/	2018	32,234 SF	
.16Mi.	**627 NURSERY LN**	**09/18/2008**	$129,150	$5,160	1,703			2 SF	
.19Mi.	**407 NEW HOPE RD**	**03/20/2019**	$354,990	$14,200	2,729		1988	2 SF	
.21Mi.	**513 NEW HOPE RD**	**10/04/2011**	$104,670	$4,190	2,303			3 SF	
.22Mi.	**601 NEW HOPE RD**	**04/18/2023**	$269,860	$10,790	1,568			5 SF	

Rent vs. Own

Households Occupied by Renters:	17%	Households Occupied by Owners:	73%

Demographics & Income

Median Age:	43.0 years old	Households:	5,650
Median Household Income:	$61,393	Households w/Family:	74%
Household Income Per Capita:	$33,600	Households w/Family Married:	55%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

School District Zone:	Anderson School District 5	Students:	12,131
Number of Schools:	19	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.62Mi.	**Robert Anderson Middle School** Number of Students: 1,134 Student-Teacher Ratio: 12.9	B+	Public	6 - 8
0.87Mi.	**McLees Elementary School** Number of Students: 543 Student-Teacher Ratio: 14.01	NA	Public	KG - 5
4.03Mi.	**Westside High School** Number of Students: 1,687 Student-Teacher Ratio: 17.35	D	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	96%	SIMILAR
BURGLARY	125%	HIGHER
MOTOR VEHICLE THEFT	114%	HIGHER
FORCIBLE ROBBERY	107%	SIMILAR
AGGRAVATED ASSAULT	111%	HIGHER
FORCIBLE RAPE	125%	HIGHER
MURDER	122%	HIGHER
OVERALL	127%	HIGHER

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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