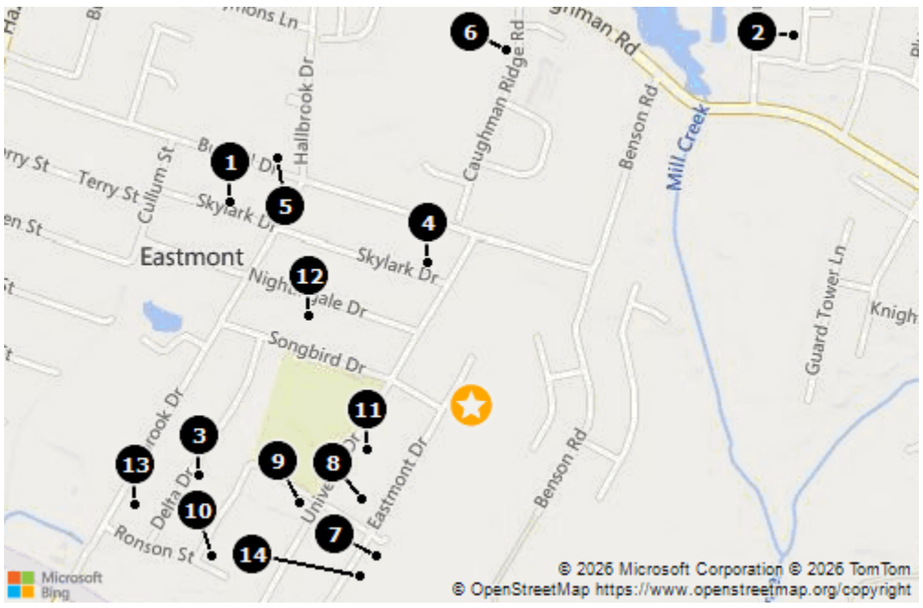
ICE SiteX Report

OrderID: 97523609

SiteX Property Information Report



Subject Property Location

1110 EASTMONT DR, COLUMBIA, SC 29209-5115

County:	**RICHLAND SC**	Census Tract:	450790116.083005
Property Use:	Single Family Residential	Zoning:	RS-LD
Parcel Number:	R19110-02-03	Thomas Bros Pg-Grid:	

Valuation

Value:	**$270,000**	FSD:	11	Common Confidence Score:	63
Value Range:	$240,300 - $299,700	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2023	Market Value Year:	2023	Tax Rate Code Area:	1LR
Assd Land Value:		Market Land Value:		Tax Year:	2025
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$1,880
Total Assessed Value:	$8,540	Total Assessor Market Value:	$213,500	Delinquent Year:	
				Tax Account ID:	00727244
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 69 Subdivision: EASTMONT
Abbreviated Description: LOT 69 & 69A 90X255.3X90X255.2 #SU EASTMONT #PR T-158

Property Characteristics

Lot Size:		Bedrooms:	3	Pool:	
Building Area:	1773 SF	Baths:	2	Fireplace:	
Year Built:	1965	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Masonry
Number of Units:		Garage Type:	Carport	Heating:	Forced Air
Number of Stories:	1	Number of Cars:	6	A/C:	Yes
Style:	RaisedRanch	Basement:		Roof Cover:	Comp Shingle
		Foundation:	Block	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	04/21/2025	Loan Amount:	N/A
Document #:	2025017754 BK-PG 3012-2425	Loan Type:	FHA
TD Due Date:	10/01/2051	Type Finance:	

Legal Description:
Lot: 69 Subdivision: EASTMONT

Prior Transfer

Recording Date:	07/01/2024	Sales Price:	N/A
Document #:	2024029158 BK-PG 2667-2845	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/20/2021	Sales Price:	$213,500
Document #:	2021063167 BK-PG 2667-2841	Type of Sale:	Verified Sale Price
Contract Date:	09/15/2021		
Document Type:			

Legal Description:
Lot: 69 Subdivision: EASTMONT Map Ref: MB 27 PG 476
City/Muni/Twp: COLUMBIA

Prior Transfer

Recording Date:	09/20/2021	Sales Price:	$213,500

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Document #:	BK-PG 26672 -841	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 69 Subdivision: EASTMONT
Abbreviated Description: LOT 69 & 69A 90X255.3X90X255.2 #SU EASTMONT #PR T-158

Prior Transfer

Recording Date:	11/27/2018	Sales Price:	N/A
Document #:	2018084314 BK-PG 2352-2044	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	11/26/2018		
Document Type:			

Legal Description:
Lot: 61 Subdivision: PLAT OF EASTMONT Map Ref: MB 27 PG 476
City/Muni/Twp: COLUMBIA

Area Sales Analysis

Total Area Sales	$2,290,775	Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	2
Median Living Area	1,243 SF	Median Year Built	1965
Price Range - 2 Yrs	$60,375 to $230,500	Age Range	21 years to 62 years
Median Value	$181,000	Median Age	61 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.42Mi.	**7801 SKYLARK DR** **COLUMBIA, SC 29209-3937**	05/04/2026	$182,000	$182	1000	/3/1	1964	SF	
		APN: R19107-02-14 Document #: 2026021055 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 6 Block: B Subdivision: BURDELL HEIGHTS MapRef: MB U PG 30 Abbreviated Description: Lot:6 Block:B Subdivision:BURDELL HEIGHTS Map Ref:MB U PG 30City/Muni/Twp:COLUMBIA City/Muni/Twp: COLUMBIA								
2	.66Mi.	**2005 BEDFORD WAY** **COLUMBIA, SC 29209-4145**	03/27/2026	$135,000	$99	1358	/3/2	1980	SF	
		APN: R19116-12-07 Document #: 2026014546 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 8 Block: P Subdivision: EAST PINES SUBDIVISION MapRef: MB Y PG 1977 Abbreviated Description: Lot:8 Block:P Subdivision:EAST PINES SUBDIVISION Map Ref:MB Y PG 1977								
3	.37Mi.	**912 DELTA DR** **COLUMBIA, SC 29209-4726**	03/23/2026	$100,000	$74	1337	/3/2	1967	SF	
		APN: R19106-02-10 Document #: 2026013543 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 12 Block: D Subdivision: EASTMONT ANNEX MapRef: MB W PG 74 Abbreviated Description: Lot:12 Block:D Subdivision:EASTMONT ANNEX Map Ref:MB W PG 74City/Muni/Twp:COLUMBIA City/Muni/Twp: COLUMBIA								
4	.2Mi.	**8025 SKYLARK DR** **COLUMBIA, SC 29209-4725**	03/06/2026	$174,900	$132	1317	/3/2	1987	SF	
		APN: R19111-06-05 Document #: 2026010627 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 54 Block: C Subdivision: NORTH PORTION OF TRACT V OF MRS O A BURNSIDE ESTAT MapRef: MB 8 PG 507 Abbreviated Description: Lot:54 Block:C Subdivision:NORTH PORTION OF TRACT V OF MRS O A BURNSIDE ESTAT Map Ref:MB 8 PG 507								
5	.42Mi.	**7811 BURDELL DR** **COLUMBIA, SC 29209-3909**	02/19/2026	$60,375	$50	1188	/3/2	1984	SF	
		APN: R19107-12-06 Document #: 2026007771 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 3 Block: A Subdivision: CAUGHMAN PLACE MapRef: MB Z PG 8339 Abbreviated Description: Lot:3 Block:A Subdivision:CAUGHMAN PLACE Map Ref:MB Z PG 8339								
6	.48Mi.	**124 CAUGHMAN RIDGE RD** **COLUMBIA, SC 29209-3114**	01/22/2026	$205,000	$168	1220	/3/2	2005	SF	
		APN: R19112-05-09 Document #: 2026003341 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 23 Subdivision: CAUGHMAN RIDGE SUBDIVISION Phase No: I MapRef: MB 891 PG 1917 Abbreviated Description: Lot:23 Subdivision:CAUGHMAN RIDGE SUBDIVISION Phase No:I Map Ref:MB 891 PG 1917City/Muni/Twp:COLUMBIA City/Muni/Twp: COLUMBIA								
7	.25Mi.	**842 EASTMONT DR** **COLUMBIA, SC 29209-5111**	11/19/2025	$145,000	$116	1248	/3/2	1965	SF	
		APN: R19106-05-02 Document #: 2025055460 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 45 Subdivision: EASTMONT MapRef: MB T PG 158 Abbreviated Description: Lot:45 Subdivision:EASTMONT Map Ref:MB T PG 158								
8	.19Mi.	**909 EASTMONT DR** **COLUMBIA, SC 29209-5112**	11/04/2025	$196,000	$171	1144	/3/1.5	1964	SF	
		APN: R19106-03-14 Document #: 2025052948 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 39 Subdivision: EASTMONT MapRef: MB T PG 158 Abbreviated Description: Lot:39 Subdivision:EASTMONT Map Ref:MB T PG 158								
9	.28Mi.	**1024 PARAMOUNT DR** **COLUMBIA, SC 29209-4728**	09/05/2025	$90,500	$80	1118	/3/1	1965	SF	
		APN: R19106-07-17 Document #: 2025042196 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 10 Block: A Subdivision: EASTMONT ANNEX MapRef: MB W PG 74 Abbreviated Description: Lot:10 Block:A Subdivision:EASTMONT ANNEX Map Ref:MB W PG 74City/Muni/Twp:COLUMBIA City/Muni/Twp: COLUMBIA								
10	.4Mi.	**800 PARAMOUNT DR** **COLUMBIA, SC 29209-4724**	08/20/2025	$180,000	$150	1196	/3/2	1966	SF	Pool/ Spa
		APN: R19106-07-08 Document #: 2025039292 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 1 Block: A Subdivision: EASTMONT ANNEX MapRef: MB W PG 74 Abbreviated Description: Lot:1 Block:A Subdivision:EASTMONT ANNEX Map Ref:MB W PG 74								

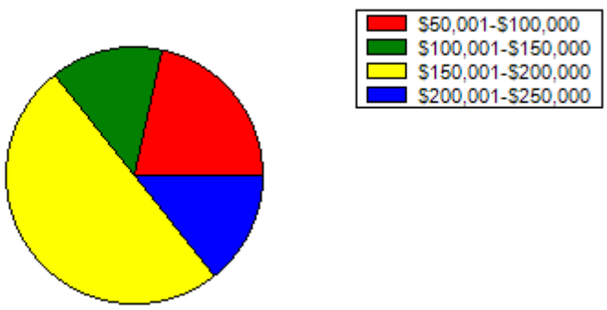
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11	.15Mi.	**1004 UNIVERSAL DR** **COLUMBIA, SC 29209-5136**	06/03/2025	$199,500	$133	1498	/3/1.5	1964	SF	
	APN: R19106-03-06 Document #: 2025025238 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 14 Subdivision: EASTMONT MapRef: MB T PG 158 Abbreviated Description: Lot:14 Subdivision:EASTMONT Map Ref:MB T PG 158									
12	.25Mi.	**7932 NIGHTINGALE DR** **COLUMBIA, SC 29209-4720**	05/05/2025	$230,500	$124	1852	/4/3	1965	SF	
	APN: R19107-06-05 Document #: 2025020170 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 18 Block: A Subdivision: HALLBROOK HEIGHTS MapRef: MB 8 PG 507 Abbreviated Description: Lot:18 Block:A Subdivision:HALLBROOK HEIGHTS Map Ref:MB 8 PG 507									
13	.47Mi.	**820 HALLBROOK DR** **COLUMBIA, SC 29209-4708**	04/08/2025	$195,000	$157	1238	/3/2	1966	SF	
	APN: R19106-01-12 Document #: 2025015844 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 20 Block: C Subdivision: EASTMONT ANNEX Abbreviated Description: Lot:20 Block:C Subdivision:EASTMONT ANNEX									
14	.3Mi.	**824 EASTMONT DR** **COLUMBIA, SC 29209-5111**	04/02/2025	$197,000	$145	1353	/3/2	1965	SF	Pool/ Spa
	APN: R19105-02-13 Document #: 2025014657 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 52 Subdivision: EASTMONT MapRef: MB T PG 159 Abbreviated Description: Lot:52 Subdivision:EASTMONT Map Ref:MB T PG 159									

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.	**1110 EASTMONT DR**	**09/20/2021**	$213,500	$8,540	1,773	/3/2	1965		
.02Mi.	**1118 EASTMONT DR**	**09/01/1985**	$128,500	$5,140	2,303	/4/2	1963		
.02Mi.	**1104 EASTMONT DR**	**02/13/1990**	$80,200	$3,208	1,528	/3/2	1964		
.03Mi.	**1124 EASTMONT DR**				2,452	/4/3	1963		
.04Mi.	**1030 EASTMONT DR**	**08/29/2018**	$135,100	$5,404	1,783	/3/2	1963	1 SF	
.05Mi.	**1109 EASTMONT DR**	**06/01/1983**	$83,100	$3,324	1,629	/3/2	1963		
.05Mi.	**1130 EASTMONT DR**	**08/02/2016**	$130,200	$5,208	1,612	/3/2	1963		Pool/ Spa
.05Mi.	**1103 EASTMONT DR**	**10/17/2022**	$68,100	$2,724	1,360	/3/1	1963		
.05Mi.	**1117 EASTMONT DR**	**10/23/1990**	$70,800	$2,832	1,248	/3/2	1963		
.06Mi.	**1123 EASTMONT DR**	**11/03/2021**	$96,400	$3,856	1,222	/3/2	1963		
.06Mi.	**1037 EASTMONT DR**	**02/25/2019**	$100,000	$4,000	1,456	/3/2	1964		
.07Mi.	**1024 EASTMONT DR**	**12/28/2016**	$107,500	$4,300	2,202	/4/1	1965		
.07Mi.	**1129 EASTMONT DR**				1,718	/3/2	1965	14,810 SF	
.08Mi.	**1029 EASTMONT DR**	**05/29/2007**	$79,100	$3,164	1,442	/3/2	1965		
.09Mi.	**1018 EASTMONT DR**	**07/05/2018**	$157,300	$6,292	2,169	/4/2	1964	23,087 SF	
.09Mi.	**1110 UNIVERSAL DR**	**11/01/2019**	$116,100	$4,644	1,521	/3/1.5	1964		

Rent vs. Own

Households Occupied by Renters:	39%	Households Occupied by Owners:	54%

Demographics & Income

Median Age:	35.9 years old	Households:	16,047
Median Household Income:	$67,255	Households w/Family:	56%
Household Income Per Capita:	$37,727	Households w/Family Married:	34%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	26%

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School District

School District Zone:	Richland School District 1	Students:	21,814
Number of Schools:	48	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.65Mi.	**Lower Richland High School** Number of Students: 1,218 Student-Teacher Ratio: 13.53 Advanced Placement: Yes	D-	Public	9 - 12
6.25Mi.	**Hopkins Middle School** Number of Students: 458 Student-Teacher Ratio: 11.17	D+	Public	6 - 8
0.19Mi.	**Mill Creek Elementary School** Number of Students: 353 Student-Teacher Ratio: 15.35	B-	Public	PK - 5
5.75Mi.	**Brockman Elementary School** Number of Students: 297 Student-Teacher Ratio: 14.14	A	Public	PK - 5

Flood Report

The Subject Property of **1110 EASTMONT DR, COLUMBIA, SC 29209-5115** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	92%	SIMILAR
BURGLARY	116%	HIGHER
MOTOR VEHICLE THEFT	115%	HIGHER
FORCIBLE ROBBERY	104%	SIMILAR
AGGRAVATED ASSAULT	110%	HIGHER
FORCIBLE RAPE	99%	SIMILAR
MURDER	102%	SIMILAR
OVERALL	104%	SIMILAR

Disaster Alerts

8/4/2024 - Hurricane Debby 9/25/2024 - Hurricane Helene 1/21/2026 - Severe Winter Storm

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