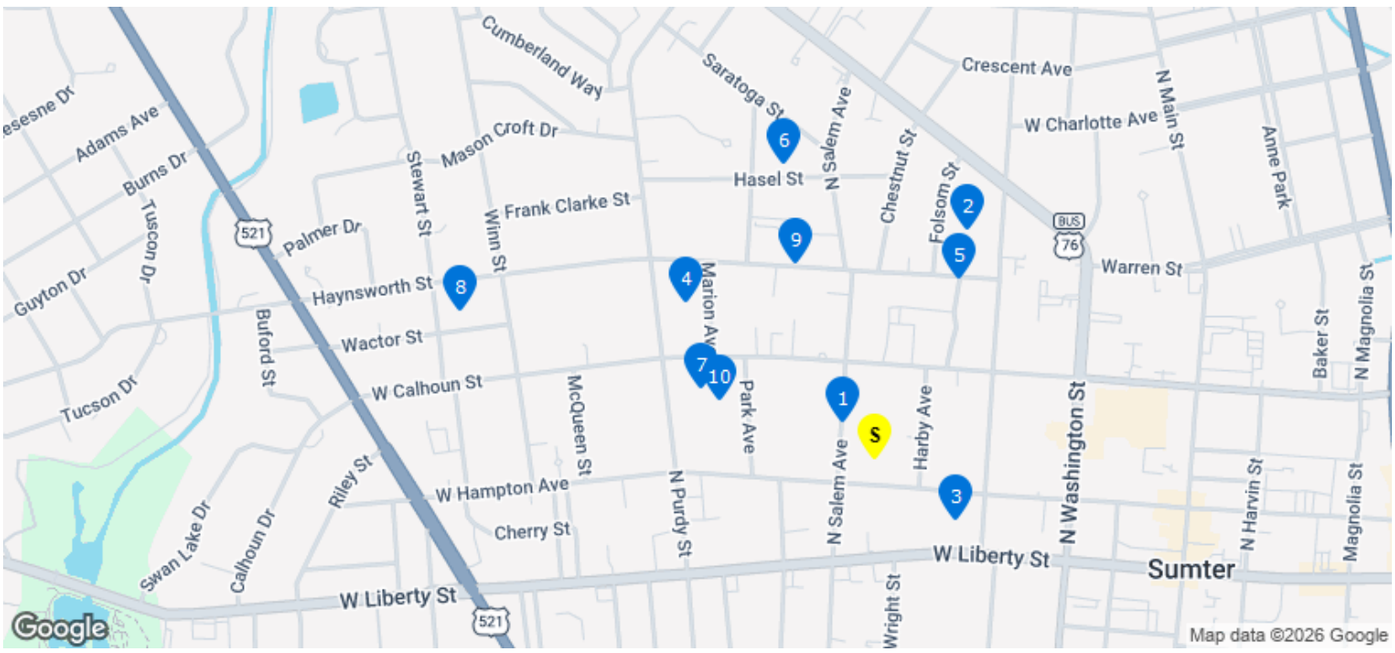
ICE SiteX Report

OrderID: 98779431

SiteX Property Information Report



Subject Property Location

111 N SALEM AVE, SUMTER, SC 29150-4528

County:	**SUMTER SC**	Census Tract:	0020.00
Property Use:	Single Family Residential	Zoning:	R
Parcel Number:	228-11-02-041	Thomas Bros Pg-Grid:	

Valuation

Value:	**$183,000**	FSD:	39	Common Confidence Score:	21
Value Range:	$111,630 - $254,370	ICE Confidence Score:	61		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	17
Assd Land Value:	$1,360	Market Land Value:	$33,930	Tax Year:	2025
Assd Improvement:	$4,020	Market Improvment Value:	$100,606	Total Taxable Value:	$1,062
Total Assessed Value:	$5,380	Total Assessor Market Value:	$134,536	Delinquent Year:	
				Tax Account ID:	41149
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Abbreviated Description:	Z39-158 105.3 FT -
City/Muni/Twp:	CITY OF SUMTER

Property Characteristics

Lot Size:		Bedrooms:	3	Pool:	
Building Area:	2646 SF	Baths:	3	Fireplace:	2
Year Built:	1925	Partial Baths:		Type Const:	Metal
Number of Buildings:		Number of Rooms:	9	Ext Walls:	Brick
Number of Units:	1	Garage Type:		Heating:	Yes
Number of Stories:	2	Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	Metal
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/26/2022	Sales Price:	$167,513
Document #:	BK-PG 1107-1414	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	01/10/2022	Sales Price:	$116,000
Document #:	BK-PG 1296-2667	Type of Sale:	Arms-Length Transfer
Contract Date:	12/29/2021		
Document Type:	Deed		
Legal Description:			

Mortgage Record

Recording Date:	01/10/2022	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	Land Contract (Agreement of Sale)
Contract Date:	12/29/2021		
TD Due Date:		Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	05/05/2021	Sales Price:	$167,513

ICE SiteX Report

OrderID: 98779431

Document #:	BK-PG 1107-1414	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	01/19/2021	Sales Price:	$167,513
Document #:	BK-PG 1107-1414	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	02/28/2020	Sales Price:	$167,513
Document #:	BK-PG 1107-1414	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	05/27/2019	Sales Price:	N/A
Document #:	BK-PG 00NA-NA	Type of Sale:	Per Assessor
Document Type:	Deed		
Legal Description:			

Abbreviated Description: Z39-158 105.3 FT -
City/Muni/Twp: CITY OF SUMTER

Mortgage Record

Recording Date:	06/09/2008	Loan Amount:	N/A
Document #:	BK-PG 1107-001427	Loan Type:	Unknown Loan Type
Contract Date:	05/30/2008		
TD Due Date:	06/18/2028	Type Finance:	
Legal Description:			

Map Ref: 0
City/Muni/Twp: SUMTER

Mortgage Record

Recording Date:	06/09/2008	Loan Amount:	N/A
Document #:	BK-PG 1107-001414	Loan Type:	Unknown Loan Type
Contract Date:	05/30/2008		
TD Due Date:	06/18/2038	Type Finance:	
Legal Description:			

Map Ref: 0
City/Muni/Twp: SUMTER

Area Sales Analysis

Total Area Sales	$2,294,150	Median # of Bedrooms	3
Median Lot Size	13,535 SF	Median # of Baths	2
Median Living Area	2,392 SF	Median Year Built	1934
Price Range - 2 Yrs	$108,000 to $340,000	Age Range	66 years to 131 years
Median Value	$228,950	Median Age	92 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.08Mi.	**321 W HAMPTON AVE** **SUMTER, SC 29150-4955**	08/20/2026	$260,000	$52	5042	11/4/3	1930	22,464 SF	
		APN: 228-11-02-049 Document #: Document Type: Deed Price Code: Q Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:SUMTER City/Muni/Twp: SUMTER								
2	.15Mi.	**312 W HAMPTON AVE** **SUMTER, SC 29150-4922**	04/20/2026	$210,000	$87	2419	8/5/1	1895	14,820 SF	P
		APN: 228-12-01-033 Document #: Document Type: Deed Price Code: Q Land Use: Single Family Residential Legal: MapRef: MB PB93 PG 1039 Abbreviated Description: Map Ref:MB PB93 PG 1039								
3	.24Mi.	**225 N SALEM AVE** **SUMTER, SC 29150-4530**	07/02/2026	$255,000	$151	1694	6/2/2	1910	10,622 SF	
		APN: 228-05-05-001 Document #: Document Type: Deed Price Code: Q Land Use: Single Family Residential Legal: MapRef: MB PB2024 PG 194 Abbreviated Description: Map Ref:MB PB2024 PG 194								
4	.29Mi.	**5 FOLSOM ST** **SUMTER, SC 29150-4212**	10/01/2026	$156,250	$78	2013	6/3/1	1929	9,730 SF	
		APN: 228-05-01-046 Document #: Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Lot: A MapRef: MB Z-47 PG 856 Abbreviated Description: Lot:A Map Ref:MB Z-47 PG 856City/Muni/Twp:SUMTER City/Muni/Twp: SUMTER								
5	.31Mi.	**123 HAYNSWORTH ST** **SUMTER, SC 29150-4513**	07/02/2026	$245,900	$140	1751	7/3/1	1937	SF	
		APN: 228-06-03-025 Document #: Document Type: Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 3&4 MapRef: MB PB95 PG 1140 Abbreviated Description: Lot:3&4 Map Ref:MB PB95 PG 1140Abbreviated Description:PORTION LOT4								
6	.32Mi.	**221 CHURCH ST** **SUMTER, SC 29150-4246**	05/04/2026	$190,000	$119	1597	5/2/1	1940	17,094 SF	
		APN: 228-05-04-014 Document #: Document Type: Deed Price Code: Q Land Use: Single Family Residential Legal: MapRef: MB PB2003 PG 407 Sec/Twnship/Range: S30T05R250 Abbreviated Description: Map Ref:MB PB2003 PG 407Sec/Twnship/Range:S30T05R250								
7	.33Mi.	**315 N SALEM AVE**	07/21/2026	$205,000	$122	1682	6/2/1	1938	10,465 SF	

ICE SiteX Report

OrderID: 98779431

SUMTER, SC 29150-4532
APN: 228-06-03-087 Document #:
Document Type: Deed Price Code: Q
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:SUMTER City/Muni/Twp: SUMTER

8	.36Mi.	**17 FOLSOM ST**	01/30/2026	$165,000	$70	2365	8/4/2	1935	8,775 SF

SUMTER, SC 29150-4212
APN: 228-05-01-037 Document #:
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 2&3 MapRef: VOL V-A PG 161 Abbreviated Description: Lot:2&3 Map Ref:VOL V-A PG 161Abbreviated Description:LOT: PORTION OF LOT 3

9	.37Mi.	**14 S PURDY ST**	05/12/2026	$35,000	$28	1252	5/3/1	1960	266 SF

SUMTER, SC 29150-4825
APN: 228-14-02-018 Document #:
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 MapRef: MB Z-28 PG 105 Abbreviated Description: Lot:5 Map Ref:MB Z-28 PG 105

10	.4Mi.	**115 N SUMTER ST**	09/28/2026	$23,084,204	$238	97153	//	1998	29,185 SF

SUMTER, SC 29150-4972
APN: 228-12-04-077 Document #:
Document Type: Deed Price Code:
Land Use: Office Bldg (multi-story)
Legal: Lot: 16 Section: 30 Subdivision: BOUNDARY BUILDING & EASEMENT SURVEY MapRef: MB 2015 PG 223 Abbreviated Description: Lot:16 Section:30 Subdivision:BOUNDARY BUILDING & EASEMENT SURVEY Map Ref:MB 2015 PG 223City/Muni/Twp:SUMTER City/Muni/Twp: SUMTER

11	.4Mi.	**29 CHESTNUT ST**	05/01/2026	$199,000	$145	1369	7/3/1	1940	12,006 SF

SUMTER, SC 29150-4208
APN: 228-05-01-001 Document #:
Document Type: Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 29 MapRef: MB 91 PG 1608 Abbreviated Description: Lot:29 Map Ref:MB 91 PG 1608

12	.4Mi.	**526 W HAMPTON AVE**	03/31/2026	$50,000	$36	1394	5/2/1	1938	11,326 SF

SUMTER, SC 29150-4831
APN: 228-10-04-047 Document #:
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: MapRef: MB 2019 PG 73 Abbreviated Description: Map Ref:MB 2019 PG 73

13	.41Mi.	**11 HASEL ST**	07/23/2026	$60,000	$43	1401	6/3/1	1920	SF

SUMTER, SC 29150-4501
APN: 228-03-05-013 Document #:
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:SUMTER City/Muni/Twp: SUMTER

14	.41Mi.	**109 DUGAN ST**	05/15/2026	$90,000	$42	2131	//2	1900	4,080 SF

SUMTER, SC 29150-5113
APN: 228-13-03-012 Document #:
Document Type: Deed Price Code:
Land Use: Duplex (2 units, any combination)
Legal: Lot: 4 MapRef: MB 2023 PG 180 Abbreviated Description: Map Ref:MB 2023 PG 180Abbreviated Description:LOT: PORTION OF LOT 4

15	.41Mi.	**103 HASEL ST**	03/02/2026	$115,000	$94	1220	5/2/1	1940	SF

SUMTER, SC 29150-4503
APN: 228-03-03-059 Document #:
Document Type: Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 10&11 Block: E MapRef: MB O-4 PG 11 Abbreviated Description: Lot:10&11 Map Ref:MB O-4 PG 11Abbreviated Description:LOT : WESTERN PORTION OF LOT 10 & 11

16	.41Mi.	**31 CHESTNUT ST**	01/30/2026	$75,000	$46	1647	6/3/1	1934	11,761 SF

SUMTER, SC 29150-4208
APN: 228-04-01-061 Document #:
Document Type: Deed Price Code: Q
Land Use: Single Family Residential
Legal: Subdivision: JOSEPH R EDWARDS MapRef: MB PB2002 PG 710 Abbreviated Description: Subdivision:JOSEPH R EDWARDS Map Ref:MB PB2002 PG 710City/Muni/Twp:SUMTER City/Muni/Twp: SUMTER

17	.42Mi.	**32 S PURDY ST**	06/02/2026	$2,000			//		4,655 SF

SUMTER, SC 29150-4825
APN: 228-14-02-036 Document #:
Document Type: Deed Price Code: A
Land Use: Vacant Land (General)
Legal: Lot: 15 MapRef: MB O-4 PG 235 Abbreviated Description: Lot:15 Map Ref:MB O-4 PG 235

18	.43Mi.	**214 HAYNSWORTH ST**	05/13/2026	$520,000	$144	3613	8/4/4	1937	11,000 SF

SUMTER, SC 29150-4516
APN: 228-06-01-022 Document #:
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 10-12 MapRef: MB Z-16 PG 104 Abbreviated Description: Lot:10-12 Map Ref:MB Z-16 PG 104

19	.43Mi.	**112 BROAD ST**	04/29/2026	$223,124	$130	1718	//	1968	9,438 SF

SUMTER, SC 29150-4207
APN: 228-05-01-026 Document #:
Document Type: Deed Price Code: Q
Land Use: Office Bldg (General)
Legal: Lot: 8&9-A MapRef: MB Z-25 PG 109 Abbreviated Description: Lot:8&9-A Map Ref:MB Z-25 PG 109

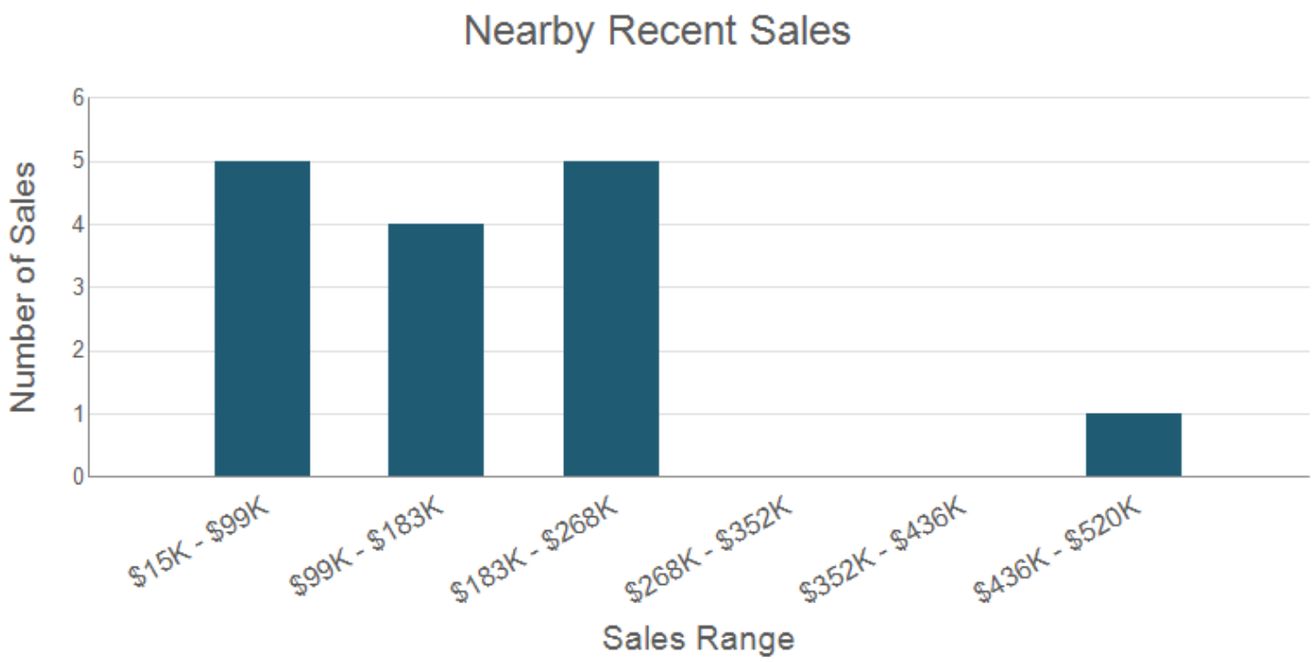
20	.43Mi.	**118 MCQUEEN ST**	03/12/2026	$117,000	$72	1616	6/3/1	1926	19,910 SF

SUMTER, SC 29150-4520
APN: 228-10-03-061 Document #:
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal:

ICE SiteX Report

OrderID: 98779431

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.

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.	**111 N SALEM AVE**	**05/27/2019**	$134,536	$5,380	2,646	9/3/3	1925		
.02Mi.	**115 N SALEM AVE**	**08/15/1996**	$151,203	$6,050	2,924	8/4/2	1900	36,590 SF	
.03Mi.	**337 W HAMPTON AVE**	**01/01/1995**	$149,765	$5,990	3,408	6/3/2	1910	17,850 SF	P
.03Mi.	**333 W HAMPTON AVE**	**01/12/1996**	$87,028	$3,480	2,121	6/3/1	1910	16,988 SF	
.04Mi.	**331 W HAMPTON AVE**	**10/30/2009**	$191,265	$7,650	3,038	6/3/3	1900	17,871 SF	
.05Mi.	**329 W HAMPTON AVE**	**05/14/2025**	$45,213	$1,810	2,809	9/4/3	1910	16,553 SF	
.05Mi.	**121 N SALEM AVE**	**11/30/2015**	$203,949	$8,158	2,995	8/5/1	1910		P
.06Mi.	**403 W HAMPTON AVE**	**09/09/2025**	$137,379	$8,250	2,988	6/3/3	1900	9,720 SF	
.06Mi.	**12 HARBY AVE**	**06/03/2025**	$190,773	$11,440	3,232	8/4/2	1925	29,561 SF	
.06Mi.	**325 W HAMPTON AVE**	**06/26/2016**	$45,995	$2,760	3,635	6/4/1	1910	23,522 SF	
.06Mi.	**16 HARBY AVE**	**06/08/2021**	$103,866	$6,240	2,171	5/2/1	1930	18,731 SF	
.07Mi.	**405 W HAMPTON AVE**	**01/08/2018**	$62,061	$3,730	2,301	6/3/1	1918	9,360 SF	
.07Mi.	**20 HARBY AVE**	**10/11/2023**	$240,844	$9,630	1,972	7/3/2	1900	18,460 SF	
.07Mi.	**122 N SALEM AVE**	**01/27/2025**	$113,022	$6,790	2,198	6/3/1	1960	12,180 SF	
.08Mi.	**10 HARBY AVE**	**08/20/2018**	$101,782	$4,070	2,082	7/3/2	1910	6,372 SF	
.08Mi.	**342 W HAMPTON AVE**	**11/29/2018**	$160,295	$6,410	2,836	8/4/2	1885	10,019 SF	

Rent vs. Own

Households Occupied by Renters:	34%	Households Occupied by Owners:	53%

Demographics & Income

Median Age:	40.5 years old	Households:	14,577
Median Household Income:	$54,583	Households w/Family:	61%
Household Income Per Capita:	$28,891	Households w/Family Married:	40%
Most Common Education Level:	High School Graduate	Households w/Family Children:	25%

School District

School District Zone:	Sumter County Consolidated School District	Students:	13,871
Number of Schools:	25	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.71Mi.	**Alice Drive Middle School** Number of Students: 783 Student-Teacher Ratio: 16.66	B	Public	6 - 8
1.11Mi.	**Willow Drive Elementary School** Number of Students: 504	NA	Public	PK - 5

ICE SiteX Report

OrderID: 98779431

Student-Teacher Ratio: 15.65

2.95Mi. **Sumter High School** D- Public 9 - 12
Number of Students: 2,122
Student-Teacher Ratio: 17.04
Advanced Placement: Yes

Flood Report

The Subject Property of **111 N SALEM AVE, SUMTER, SC 29150-4528** 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	133%	NOTABLY HIGHER
BURGLARY	104%	SIMILAR
MOTOR VEHICLE THEFT	138%	NOTABLY HIGHER
FORCIBLE ROBBERY	105%	SIMILAR
AGGRAVATED ASSAULT	122%	HIGHER
FORCIBLE RAPE	119%	HIGHER
MURDER	114%	HIGHER
OVERALL	114%	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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