ICE SiteX Report

OrderID: 98775392

SiteX Property Information Report



Subject Property Location

1331 BEASON RD, ORANGEBURG, SC 29115-9442

County:	**ORANGEBURG SC**	Census Tract:	0116.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	0112-00-07-105	Thomas Bros Pg-Grid:	

Valuation

Value:	**N/A**	FSD:	N/A	Common Confidence Score:	N/A
Value Range:	N/A - N/A	ICE Confidence Score:	N/A		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2024	Tax Rate Code Area:	40
Assd Land Value:	$22,100	Market Land Value:	$22,100	Tax Year:	2025
Assd Improvement:	$67,500	Market Improvment Value:	$67,500	Total Taxable Value:	$1,950
Total Assessed Value:	$89,600	Total Assessor Market Value:	$89,600	Delinquent Year:	
				Tax Account ID:	8903043
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Abbreviated Description: S-38-367 40 03510001

Property Characteristics

Lot Size:	3.200 AC	Bedrooms:	3	Pool:	
Building Area:	1539 SF	Baths:	1	Fireplace:	Yes
Year Built:	1975	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Brick
Number of Units:		Garage Type:		Heating:	Forced air unit
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:	Ranch\Rambler	Basement:	No Basement	Roof Cover:	Shingle (Not Wood)
		Foundation:	Crawl/Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/09/2025	Sales Price:	N/A
Document #:	M2025002201 BK-PG 1539-318	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	05/22/2023	Sales Price:	N/A
Document #:	D20230002350 BK-PG D2169-127	Type of Sale:	Non Arms-Length Transfer
Contract Date:	05/18/2023		
Document Type:	Deed		
Legal Description:			

District: 4 Map Ref: MB 68S PG 523

Mortgage Record

Recording Date:	01/10/2005	Loan Amount:	N/A
Document #:	2005000224 BK-PG 01539-0318	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	12/15/2004		
TD Due Date:	01/01/2035	Type Finance:	Fixed Rate
Legal Description:			

Map Ref: 0

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Prior Transfer

Recording Date:	06/01/1993	Sales Price:	$55,000
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Abbreviated Description: S-38-367 40 03510001

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs		Age Range	
Median Value		Median Age	

Comparable Sales Data

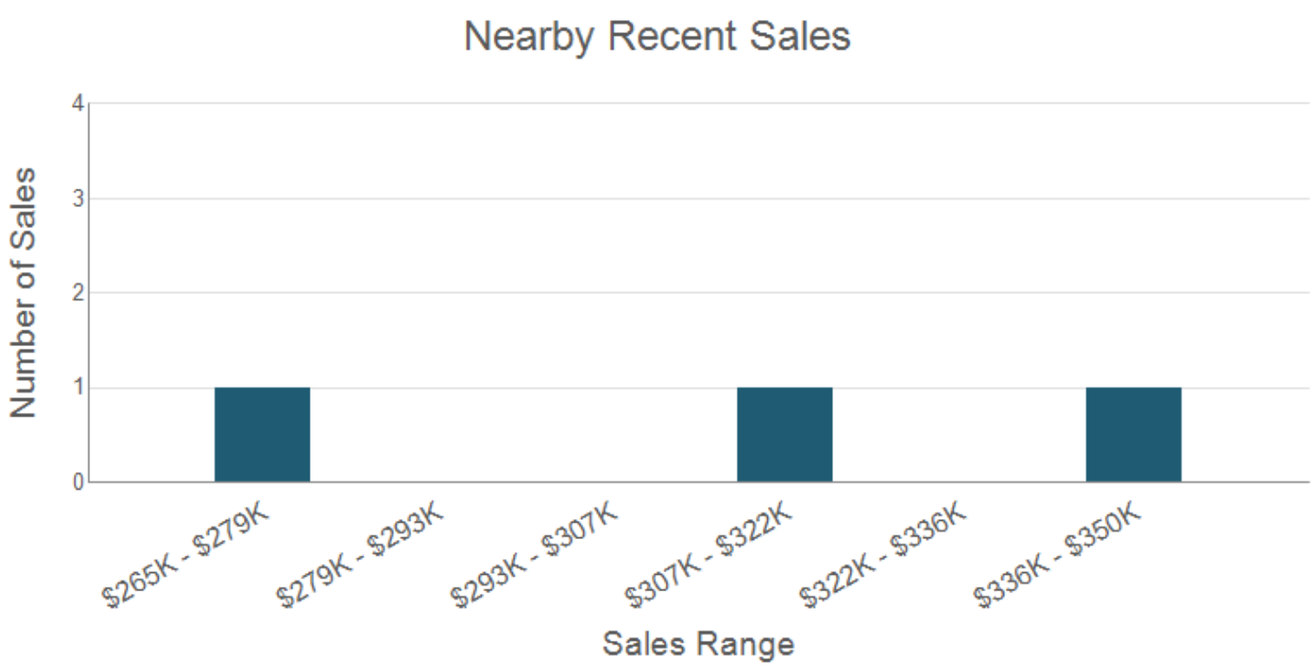
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.6Mi.	**376 GOSPEL HILL CT** **ORANGEBURG, SC 29115-8401**	10/01/2026	$165,000	$182	907	4/2/1	1995	20,081 SF	
		APN: 0112-08-07-005 Document #: 2026004723 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 9 Subdivision: ROSEDALE SUBDIVISION Phase No: 2 MapRef: MB 74-S PG 362 Abbreviated Description: Lot:9 Subdivision:ROSEDALE SUBDIVISION Phase No:2 Map Ref:MB 74-S PG 362								
2	2.86Mi.	**1433 NEESES HWY** **ORANGEBURG, SC 29115-8740**	09/18/2026	$280,000	$193	1450	5/3/1	1970	76,230 SF	
		APN: 0125-11-03-001 Document #: 2026004458 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: MapRef: MB 39 PG 36 Abbreviated Description: Map Ref:MB 39 PG 36City/Muni/Twp:ZION TOWNSHIP City/Muni/Twp: ZION TOWNSHIP								
3	3.35Mi.	**122 RETHA RD** **ORANGEBURG, SC 29115-9011**	09/25/2026	$90,650	$93	971	4/2/2	1979	19,863 SF	
		APN: 0127-00-02-006 Document #: 2026004601 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 11 Subdivision: TOWER ACRES SUBDIVISION MapRef: MB 67 PG 295 Abbreviated Description: Subdivision:TOWER ACRES SUBDIVISION Map Ref:MB 67 PG 295Abbreviated Description:LOT: PORTION OF LOT 11								
4	5.82Mi.	**741 DOVE POINT DR** **ORANGEBURG, SC 29118-2817**	10/02/2026	$185,000	$169	1092	5/3/2	1989	24,960 SF	
		APN: 0151-13-04-005 Document #: 2026004738 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 11 Block: A District: 5 Subdivision: DOVE POINT SUBDIVISION MapRef: MB 67-S PG 731 Abbreviated Description: Lot:11 Block:A District:5 Subdivision:DOVE POINT SUBDIVISION Map Ref:MB 67-S PG 731								
5	6.11Mi.	**1539 AMBROSE ST** **ORANGEBURG, SC 29115-7504**	09/22/2026	$105,000	$84	1244	5/2/1	1952	36,416 SF	
		APN: 0153-10-03-007 Document #: 2026004501 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 1-3 Subdivision: LOADHOLT PROPERTY MapRef: MB 11 PG 78 Abbreviated Description: Lot:1-3 Subdivision:LOADHOLT PROPERTY Map Ref:MB 11 PG 78								
6	6.26Mi.	**3146 NORTH RD** **ORANGEBURG, SC 29118-2805**	10/06/2026	$50,000	$30	1677	5/3/2	1964	20,386 SF	
		APN: 0151-05-03-018 Document #: 2026004768 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: A Subdivision: HILLVIEW SUBDIVISION MapRef: MB 46 PG 123 Abbreviated Description: Lot:5 Block:A Subdivision:HILLVIEW SUBDIVISION Map Ref:MB 46 PG 123								
7	6.37Mi.	**320 BROOKSIDE DR** **ORANGEBURG, SC 29115-4506**	10/01/2026	$69,930	$40	1747	6/4/1	1962	20,822 SF	
		APN: 0152-11-09-007 Document #: 2026004704 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 180,181 Subdivision: SCOVILLE SUBDIVISION MapRef: MB 69S PG 219 Abbreviated Description: Lot:180,181 Subdivision:SCOVILLE SUBDIVISION Map Ref:MB 69S PG 219City/Muni/Twp:CITY OF ORANGEBURG City/Muni/Twp: CITY OF ORANGEBURG								
8	6.53Mi.	**846 CAROLINA AVE** **ORANGEBURG, SC 29115-5310**	10/01/2026	$77,000	$71	1088	6/2/1	1960	10,934 SF	
		APN: 0152-15-03-003 Document #: 2026004715 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 25 MapRef: MB 7 PG 20 Abbreviated Description: Map Ref:MB 7 PG 20Abbreviated Description:LOT: PORTION OF LOT 25 City/Muni/Twp:CITY OF ORANGEBURG City/Muni/Twp: CITY OF ORANGEBURG								
9	6.64Mi.	**ABERDEEN RD** **ORANGEBURG, SC 29118-**	09/21/2026	$150,000			//		1,115,136 SF	
		APN: 0122-00-03-001 Document #: 2026004472 Document Type: Deed Price Code: Land Use: Rural/Agricultural - Vacant Land Legal: MapRef: MB C-284 PG 10 Abbreviated Description: Map Ref:MB C-284 PG 10City/Muni/Twp:LIMESTONE TOWNSHIP City/Muni/Twp: LIMESTONE TOWNSHIP								
10	6.94Mi.	**465 PIKE ST** **ORANGEBURG, SC 29115-4243**	10/08/2026	$290,000	$117	2483	8/4/3	1956	28,401 SF	
		APN: 0152-08-06-008 Document #: 2026004859 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal:								
11	7.2Mi.	**1530 CENTRAL ST** **ORANGEBURG, SC 29115-3320**	10/12/2026	$159,000	$177	900	5/3/1	1953	20,560 SF	
		APN: 0152-08-04-005 Document #: 2026004907 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Subdivision: STATE OF SOUTH CAROLINA ORANGEBURG COUNTY CITY O MapRef: MB 10 PG 164 Abbreviated Description: Subdivision:STATE OF SOUTH CAROLINA ORANGEBURG COUNTY CITY O Map Ref:MB 10 PG 164City/Muni/Twp:CITY OF ORANGEBURG City/Muni/Twp: CITY OF ORANGEBURG								
12	7.34Mi.	**1231 BRANDON ST**	09/10/2026	$309,000	$86	3584	//	1976	25,744 SF	

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		ORANGEBURG, SC 29115-4203							
	APN: 0173-05-18-001 Document #: 2026004258 Document Type: Deed Price Code: Land Use: Commercial (General) Legal: Lot: 7,8 Block: G District: 5 Subdivision: ORANGE PARK SUBDIVISION MapRef: MB D698 PG 10 Abbreviated Description: Lot:7,8 Block:G District:5 Subdivision:ORANGE PARK SUBDIVISION Map Ref:MB D698 PG 10City/Muni/Twp:CITY OF ORANGEBURG City/Muni/Twp: CITY OF ORANGEBURG								
13	7.37Mi.	**7376 SAVANNAH HWY** **NEESES, SC 29107-9110**	09/17/2026	$80,000	$66	1220	5/2/1	1961	792,792 SF
	APN: 0056-00-07-003 Document #: 2026004414 Document Type: Deed Price Code: A Land Use: Farm (Irrigated or Dry) Legal: MapRef: MB D606 PG 10 Abbreviated Description: Map Ref:MB D606 PG 10City/Muni/Twp:WILLOW TOWNSHIP City/Muni/Twp: WILLOW TOWNSHIP								
14	7.42Mi.	**5798 SLAB LANDING RD** **COPE, SC 29038-9566**	09/14/2026	$210,000	$142	1484	5/3/1	1940	43,560 SF
	APN: 0102-15-02-001 Document #: 2026004323 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: MapRef: MB 71-S PG 513 Abbreviated Description: Map Ref:MB 71-S PG 513City/Muni/Twp:TOWN OF COPE City/Muni/Twp: TOWN OF COPE								
15	7.62Mi.	**147 LOWMAN ST** **ORANGEBURG, SC 29115-6025**	10/05/2026	$76,000	$34	2229	12/8/2	1960	15,028 SF
	APN: 0173-14-11-004 Document #: 2026004758 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: MapRef: MB 67S PG 382 Abbreviated Description: Map Ref:MB 67S PG 382City/Muni/Twp:CITY OF ORANGEBURG City/Muni/Twp: CITY OF ORANGEBURG								
16	7.71Mi.	**129 VIRGINIA AVE** **NORWAY, SC 29113-9113**	09/21/2026	$315,000	$90	3482	8/4/2	1977	56,628 SF
	APN: 0054-06-04-002 Document #: 2026004478 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: MapRef: MB 45 PG 5 Abbreviated Description: Map Ref:MB 45 PG 5City/Muni/Twp:TOWN OF NORWAY City/Muni/Twp: TOWN OF NORWAY								
17	7.73Mi.	**11 KRISTI CT** **CORDOVA, SC 29039-9299**	09/23/2026	$28,000	$23	1216	5/3/2	1998	33,977 SF
	APN: 0155-13-03-004 Document #: 2026004526 Document Type: Deed Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 11 Block: E Subdivision: WEST GROVE ACRES Phase No: 2 Abbreviated Description: Lot:11 Block:E Subdivision:WEST GROVE ACRES Phase No:2 City/Muni/Twp:ZION TOWNSHIP City/Muni/Twp: ZION TOWNSHIP								
18	7.78Mi.	**4606 NINETY SIX RD** **NEESES, SC 29107-9156**	09/17/2026	$80,000	$70	1144	5/2/1	1975	87,120 SF
	APN: 0057-00-02-034 Document #: 2026004415 Document Type: Deed Price Code: A Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: MapRef: MB 80-S PG 593 Abbreviated Description: Map Ref:MB 80-S PG 593City/Muni/Twp:TOWN OF NEESES City/Muni/Twp: TOWN OF NEESES								
19	7.85Mi.	**1206 CHESTNUT ST** **ORANGEBURG, SC 29115-3512**	10/06/2026	$175,000	$100	1754	6/3/2	1961	18,382 SF
	APN: 0174-18-11-006 Document #: 2026004799 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 1,2 Block: J Subdivision: PECANWAY TERRACE ADDITION MapRef: MB 11 PG 254 Abbreviated Description: Lot:1,2 Block:J Subdivision:PECANWAY TERRACE ADDITION Map Ref:MB 11 PG 254								
20	8.36Mi.	**117 ROACHE CT** **ORANGEBURG, SC 29115-6989**	09/11/2026	$63,000	$102	616	4/2/1	1950	9,278 SF
	APN: 0172-07-02-010 Document #: 2026004320 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 4 Subdivision: BERTA W SHULER MapRef: MB 46 PG 5 Abbreviated Description: Lot:4 Subdivision:BERTA W SHULER Map Ref:MB 46 PG 5City/Muni/Twp:CITY OF ORANGEBURG City/Muni/Twp: CITY OF ORANGEBURG								

Comparable Sales Chart



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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.	**1331 BEASON RD**	**05/22/2023**	$89,600	$89,600	1,539	6/3/1	1975	3 SF	
.04Mi.	**1319 BEASON RD**	**04/01/2000**	$218,000	$218,000	1,986	6/4/2	2001	3 SF	
.14Mi.	**1358 BEASON RD**	**09/29/2010**	$121,100	$121,100	1,560	5/3/1	1970	1 SF	
.2Mi.	**2087 BERMUDA DR**	**08/08/2011**	$201,700	$201,700	2,100	5/3/2	1994	9 SF	
.21Mi.	**105 RAINEY DR**	**01/14/2005**	$379,100	$379,100	2,232	9/2/3	1999	19 SF	G
.21Mi.	**1209 BEASON RD**	**01/19/2017**	$138,200	$138,200	1,280	6/3/1	1957	6 SF	
.22Mi.	**1909 WAYSIDE DR**	**07/04/1776**	$230,800	$230,800	2,880	7/3/2	2002	1 SF	
.24Mi.	**154 RAINEY DR**	**03/06/2020**	$65,800	$65,800	1,530	5/2/1	1940	1 SF	
.25Mi.	**1915 WAYSIDE DR**	**08/01/1990**	$110,100	$110,100	1,528	6/3/2	1990	1 SF	
.25Mi.	**1388 BEASON RD**	**03/10/2014**	$70,800	$70,800	1,334	5/2/1	1960	3 SF	
.28Mi.	**1982 WAYSIDE DR**	**09/06/2022**	$90,400	$90,400	1,736	6/3/2	1971	32,322 SF	
.32Mi.	**137 BENCHWOOD DR**	**11/01/1983**	$170,300	$170,300	1,490	6/3/2	1987	6 SF	
.33Mi.	**1960 WAYSIDE DR**	**06/06/2014**	$14,600	$14,600			2008	39,640 SF	
.34Mi.	**1933 WAYSIDE DR**	**11/23/1999**	$88,700	$88,700	1,320	5/2/2	1993	1 SF	
.35Mi.	**1314 BEASON RD**	**07/04/1776**	$285,000	$285,000	2,235		1970	50 SF	G
.36Mi.	**1171 BEASON RD**	**02/09/2007**	$95,900	$95,900	1,380	5/2/1	1950	2 SF	G

Rent vs. Own

Households Occupied by Renters:	41%	Households Occupied by Owners:	40%

Demographics & Income

Median Age:	40.4 years old	Households:	9,762
Median Household Income:	$40,327	Households w/Family:	60%
Household Income Per Capita:	$22,464	Households w/Family Married:	26%
Most Common Education Level:	High School Graduate	Households w/Family Children:	26%

School District

School District Zone:	Orangeburg County School District	Students:	10,089
Number of Schools:	27	Rating:	F

Assigned Schools

Proxim.	Name	Rating	Type	Grade
6.68Mi.	**Carver-Edisto Middle School** Number of Students: 439 Student-Teacher Ratio: 12.76	D+	Public	6 - 8
5.70Mi.	**Edisto Primary School** Number of Students: 635 Student-Teacher Ratio: 15.08	NA	Public	PK - 2
2.42Mi.	**Edisto Elementary School** Number of Students: 419 Student-Teacher Ratio: 15.29	NA	Public	3 - 5
4.26Mi.	**Edisto High School** Number of Students: 614 Student-Teacher Ratio: 12.69	D-	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	131%	NOTABLY HIGHER
BURGLARY	119%	HIGHER
MOTOR VEHICLE THEFT	126%	HIGHER
FORCIBLE ROBBERY	98%	SIMILAR
AGGRAVATED ASSAULT	117%	HIGHER
FORCIBLE RAPE	104%	SIMILAR
MURDER	104%	SIMILAR
OVERALL	108%	SIMILAR

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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