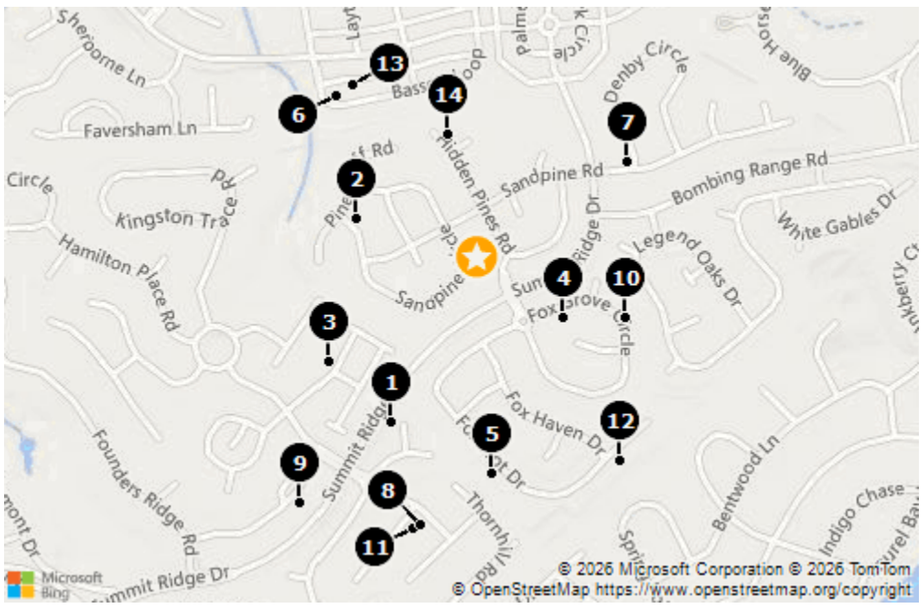
ICE SiteX Report

OrderID: 98056254

SiteX Property Information Report



Subject Property Location

136 SANDPINE CIR, COLUMBIA, SC 29229-7654

County:	**RICHLAND SC**	Census Tract:	450790114.232023
Property Use:	Single Family Residential	Zoning:	PDD
Parcel Number:	R23112-02-11	Thomas Bros Pg-Grid:	

Valuation

Value:	**$255,000**	FSD:	13	Common Confidence Score:	48
Value Range:	$221,850 - $288,150	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2023	Tax Rate Code Area:	2DP
Assd Land Value:		Market Land Value:		Tax Year:	2025
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$5,423
Total Assessed Value:	$5,432	Total Assessor Market Value:	$135,800	Delinquent Year:	
				Tax Account ID:	01736321
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 59,84 Subdivision: HIDDEN PINES Phase No: 4
Abbreviated Description: LOT 84 59.1X124X76.6X17.6X136.4 #SU HIDDEN PINES PHASE IV #PR RB708-2260

Property Characteristics

Lot Size:		Bedrooms:	4	Pool:	
Building Area:	2057 SF	Baths:	2	Fireplace:	
Year Built:	2002	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	4
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	2	Number of Cars:	2	A/C:	
Style:	Convention	Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/07/2025	Sales Price:	N/A
Document #:	2025015503 BK-PG 3008 -3268	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 59,84 Subdivision: HIDDEN PINES Phase No: 4
Abbreviated Description: LOT 84 59.1X124X76.6X17.6X136.4 #SU HIDDEN PINES PHASE IV #PR RB708-2260

Prior Transfer

Recording Date:	04/07/2025	Sales Price:	N/A
Document #:	2025015503 BK-PG 3008-3268	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	04/07/2025		
Document Type:			

Legal Description:
Lot: 84 Subdivision: HIDDEN PINES PHASE IV Map Ref: MB R8708 PG 2260
Abbreviated Description: PRIOR REF: 1928/3141 02/28/2014

Prior Transfer

Recording Date:	03/10/2025	Sales Price:	N/A
Document #:	2025010307 BK-PG 3000-2101	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	03/07/2025		
Document Type:			

Legal Description:
Lot: 84 Subdivision: HIDDEN PINES PHASE IV Map Ref: MB RB708 PG 2260

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Prior Transfer

Recording Date:	03/06/2025	Sales Price:	N/A
Document #:	2025009913 BK-PG 2148-2276	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/13/2022	Sales Price:	N/A
Document #:	2022021265 BK-PG 2413-2014	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/06/2019	Sales Price:	$123,761
Document #:	2019057546 BK-PG 2094-1673	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/25/2019	Loan Amount:	N/A
Document #:	2019053759 BK-PG 2413-2014	Loan Type:	VA
TD Due Date:	08/01/2049	Type Finance:	

Legal Description:

Lot: 84 Subdivision: HIDDEN PINES PHASE FOUR Phase No: 4

Mortgage Record

Recording Date:	09/21/2016	Loan Amount:	N/A
Document #:	2016071220 BK-PG 2148-2276	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:

Lot: 84 Subdivision: HIDDEN PINES Phase No: 4

Prior Transfer

Recording Date:	04/08/2016	Sales Price:	N/A
Document #:	2016021573 BK-PG 1928-3145	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/09/2016	Loan Amount:	N/A
Document #:	2016013745 BK-PG 2094-1673	Loan Type:	VA
TD Due Date:	03/01/2046	Type Finance:	ADJ

Legal Description:

Lot: 54 Subdivision: HIDDEN PINES Phase No: 4

Prior Transfer

Recording Date:	02/28/2014	Sales Price:	$119,900
Document #:	2014012986 BK-PG 1928-3141	Type of Sale:	Full Amount on Deed
Contract Date:	02/27/2014		
Document Type:			

Legal Description:

Lot: 84 Subdivision: HIDDEN PINES Phase No: 4 Map Ref: MB 708 PG 2260

Prior Transfer

Recording Date:	11/01/2013	Sales Price:	$77,500
Document #:	2013092240 BK-PG 1906-3252	Type of Sale:	Verified Sale Price
Contract Date:	10/29/2013		
Document Type:			

Legal Description:

Lot: 84 Subdivision: HIDDEN PINES Phase No: 4 Map Ref: MB708 PG2260

Prior Transfer

Recording Date:	03/21/2013	Sales Price:	$2,500
Document #:	2013022275 BK-PG 1845-2361	Type of Sale:	Full Amount on Deed
Contract Date:	03/15/2013		
Document Type:			

Legal Description:

Lot: 84 Subdivision: HIDDEN PINES Phase No: 4 Map Ref: MB708 PG2260

Prior Transfer

Recording Date:	08/07/2012	Sales Price:	N/A
Document #:	2012063515 BK-PG 1664-2515	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/07/2011	Loan Amount:	N/A
Document #:	2011007951 BK-PG 01664-2515	Loan Type:	New Conventional
TD Due Date:	03/01/2026	Type Finance:	

Legal Description:

Lot: 84 Subdivision: HIDDEN PINES Phase No: 4

Prior Transfer

Recording Date:	03/20/2003	Sales Price:	$106,500 Only portion of this parcel is conveyed
Document #:	2003032119 BK-PG 00771-2674	Type of Sale:	Full Amount on Deed
Contract Date:	03/19/2003		

ICE SiteX Report

OrderID: 98056254

Document Type:
Legal Description:
Lot: 84 Subdivision: HIDDEN PINES Phase No: 4 Map Ref: MB708 PG2260

Area Sales Analysis

Total Area Sales	$3,257,959	Median # of Bedrooms	4
Median Lot Size	SF	Median # of Baths	2
Median Living Area	2,063 SF	Median Year Built	2004
Price Range - 2 Yrs	$164,160 to $265,000	Age Range	20 years to 25 years
Median Value	$228,700	Median Age	22 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.25Mi.	**5 HEMPSTEAD PL** **COLUMBIA, SC 29229-7762**	07/15/2026	$257,000	$123	2088	/3/2	2003	SF	
		APN: R23111-01-05 Document #: 2026034950 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Subdivision: ABINGTON SUMMIT RIDGE Phase No: 1A MapRef: MB 512 PG 2032 Abbreviated Description: Lot:6 Subdivision:ABINGTON SUMMIT RIDGE Phase No:1A Map Ref:MB 512 PG 2032								
2	.17Mi.	**91 SANDPINE CIR** **COLUMBIA, SC 29229-7650**	07/08/2026	$260,000	$146	1780	/3/2	2002	13,068 SF	
		APN: R23112-07-01 Document #: 2026033414 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 180 Subdivision: HIDDEN PINES Phase No: 3 MapRef: MB 948 PG 3756 Abbreviated Description: Lot:180 Subdivision:HIDDEN PINES Phase No:3 Map Ref:MB 948 PG 3756								
3	.24Mi.	**201 CHAPELWOOD DR** **COLUMBIA, SC 29229-7121**	06/29/2026	$227,000	$140	1618	/3/2	2003	SF	
		APN: R23112-11-36 Document #: 2026031769 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 9 Subdivision: CHAPELWOOD MapRef: MB 758 PG 859 Abbreviated Description: Lot:9 Subdivision:CHAPELWOOD Map Ref:MB 758 PG 859								
4	.15Mi.	**112 FOX GROVE CIR** **COLUMBIA, SC 29229-7153**	06/22/2026	$164,160	$79	2072	/4/3	2004	SF	
		APN: R23112-16-10 Document #: 2026030051 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 229 Subdivision: THE SUMMIT MapRef: MB 882 PG 3104 Abbreviated Description: Lot:229 Subdivision:THE SUMMIT Map Ref:MB 882 PG 3104								
5	.29Mi.	**406 FOX TROT DR** **COLUMBIA, SC 29229-7182**	06/02/2026	$220,000	$106	2066	/4/2	2005	SF	
		APN: R23111-07-56 Document #: 2026026393 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 330 Subdivision: FOX RUN PHASES 4 5 & 6 AT THE SUMMIT MapRef: MB 01061 PG 3154 Abbreviated Description: Lot:330 Subdivision:FOX RUN PHASES 4 5 & 6 AT THE SUMMIT Map Ref:MB 01061 PG 3154								
6	.29Mi.	**229 BASSETT LOOP** **COLUMBIA, SC 29229-7007**	05/27/2026	$225,500	$117	1920	/4/2	2005	SF	
		APN: R23209-12-24 Document #: 2026025409 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 57 Subdivision: CENTENNIAL AT LAKE CAROLINA Phase No: 2-6 MapRef: MB 1007 PG 274 Abbreviated Description: Lot:57 Subdivision:CENTENNIAL AT LAKE CAROLINA Phase No:2-6 Map Ref:MB 1007 PG 274City/Muni/Twp:COLUMBIA City/Muni/Twp: COLUMBIA								
7	.24Mi.	**101 DENBY CIR** **COLUMBIA, SC 29229-7785**	05/20/2026	$209,900	$144	1452	/4/2	2002	SF	
		APN: R23213-01-20 Document #: 2026024288 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 3 Subdivision: DENBY PLACE PHASE ONE MapRef: MB 3586 PG 2647 Abbreviated Description: Lot:3 Subdivision:DENBY PLACE PHASE ONE Map Ref:MB 3586 PG 2647								
8	.36Mi.	**401 SPRING OAK LN** **COLUMBIA, SC 29229-7165**	05/20/2026	$240,000	$119	2002	/4/2	2004	SF	
		APN: R23111-03-44 Document #: 2026024264 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 266 Subdivision: ABINGTON PARK Phase No: 1&2 MapRef: MB 935 PG 44 Abbreviated Description: Lot:266 Subdivision:ABINGTON PARK Phase No:1&2 Map Ref:MB 935 PG 44								
9	.38Mi.	**34 FOUNDERS LAKE CT** **COLUMBIA, SC 29229-7676**	05/07/2026	$259,000	$135	1910	/3/2	2004	SF	
		APN: R23111-04-16 Document #: 2026022077 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 17 Subdivision: COURTYARDS AT FOUNDERS RIDGE MapRef: MB 681 PG 3191 Abbreviated Description: Lot:17 Subdivision:COURTYARDS AT FOUNDERS RIDGE Map Ref:MB 681 PG 3191								
10	.21Mi.	**141 FOX GROVE CIR** **COLUMBIA, SC 29229-7154**	05/05/2026	$229,900	$111	2060	/4/2	2004	8,276 SF	
		APN: R23116-09-11 Document #: 2026021510 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 250 Subdivision: FOX RUN PHASE 1 AT THE SUMMIT MapRef: MB 882 PG 3104 Abbreviated Description: Lot:250 Subdivision:FOX RUN PHASE 1 AT THE SUMMIT Map Ref:MB 882 PG 3104								
11	.38Mi.	**405 SPRING OAK LN** **COLUMBIA, SC 29229-7165**	05/05/2026	$247,999	$119	2075	/4/2	2005	SF	
		APN: R23111-03-45 Document #: 2026021549 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 267 Subdivision: ABINGTON PARK PHASES 1 & 2 MapRef: MB 935 PG 44 Abbreviated Description: Lot:267 Subdivision:ABINGTON PARK PHASES 1 & 2 Map Ref:MB 935 PG 44City/Muni/Twp:RICHLAND City/Muni/Twp: RICHLAND								
12	.34Mi.	**478 FOX TROT DR** **COLUMBIA, SC 29229-7182**	04/27/2026	$265,000	$112	2360	/4/2	2006	6,534 SF	
		APN: R23115-01-39 Document #: 2026019813 Document Type: Price Code: V Land Use: Single Family Residential								

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Legal: Lot: 313 Subdivision: FOX RUN Phase No: 4 5 &6 MapRef: MB 1061 PG 3154 Abbreviated Description: Lot:313 Subdivision:FOX RUN Phase No:4 5 &6 Map Ref:MB 1061 PG 3154

13	.26Mi.	**261 BASSETT LOOP COLUMBIA, SC 29229-7007**	03/19/2026	$227,500	$109	2080	/4/2	2006	4,792 SF

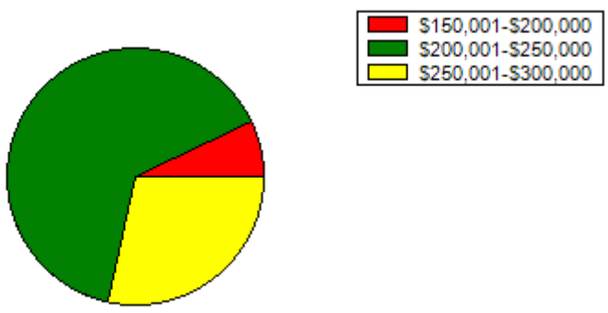
APN: R23209-12-16 Document #: 2026012893
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 49 Subdivision: CENTENNIAL AT LAKE CAROLINA Phase No: 2,3&6 MapRef: MB 1007 PG 274 Abbreviated Description: Lot:49 Subdivision:CENTENNIAL AT LAKE CAROLINA Phase No:2,3&6 Map Ref:MB 1007 PG 274

14	.19Mi.	**404 HIDDEN PINES RD COLUMBIA, SC 29229-7775**	03/17/2026	$225,000	$103	2166	/4/2.5	2001	SF

APN: R23209-02-11 Document #: 2026012541
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 18 Subdivision: HIDDEN PINES PHASE ONE MapRef: MB 548 PG 23 Abbreviated Description: Lot:18 Subdivision:HIDDEN PINES PHASE ONE Map Ref:MB 548 PG 23

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.	**136 SANDPINE CIR**	**04/07/2025**	$135,800	$5,432	2,057	/4/2	2002		
.01Mi.	**134 SANDPINE CIR**	**05/23/2003**	$86,900	$3,476	1,346	/3/2	2003		
.01Mi.	**138 SANDPINE CIR**	**05/29/2003**	$96,600	$3,864	1,470	/3/2	2003		
.02Mi.	**203 HIDDEN PINES RD**	**08/12/2024**	$100,900	$4,036	1,710	/3/2	2002		
.03Mi.	**5 HIDDEN PINES LN**	**05/22/2024**	$215,000	$8,600	2,140	/4/2	2002		
.03Mi.	**140 SANDPINE CIR**	**07/28/2008**	$119,500	$4,780	2,017	/4/2	2002		
.03Mi.	**205 HIDDEN PINES RD**	**01/07/2010**	$115,100	$4,604	1,945	/4/2	2001		
.03Mi.	**201 HIDDEN PINES RD**				1,491	/3/2	2001		
.03Mi.	**132 SANDPINE CIR**	**08/12/2003**	$155,000	$6,200	2,950	/4/2	2003		
.03Mi.	**3 HIDDEN PINES LN**	**05/10/2019**	$145,000	$5,800	1,953	/4/2	2001	7,841 SF	
.03Mi.	**133 SANDPINE CIR**	**04/27/2007**	$78,700	$3,148	1,428	/3/2	2003		
.03Mi.	**137 SANDPINE CIR**	**08/04/2006**	$128,600	$5,144	2,166	/4/2	2003		
.04Mi.	**207 HIDDEN PINES RD**	**11/26/2002**	$129,100	$5,164	2,201	/4/2	2002		
.04Mi.	**142 SANDPINE CIR**	**08/22/2020**	$97,600	$3,904	1,824	/4/2	2002	7,841 SF	
.04Mi.	**130 SANDPINE CIR**	**09/07/2005**	$99,900	$3,996	1,661	/3/2	2003		
.04Mi.	**139 SANDPINE CIR**	**07/26/2018**	$125,000	$5,000	1,526	/3/2	2003		

Rent vs. Own

Households Occupied by Renters:	23%	Households Occupied by Owners:	72%

Demographics & Income

Median Age:	36.4 years old	Households:	18,239
Median Household Income:	$81,717	Households w/Family:	73%
Household Income Per Capita:	$36,935	Households w/Family Married:	49%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	38%

School District

School District Zone:	Richland School District 2	Students:	28,841
Number of Schools:	32	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.87Mi.	**Ridge View High School**	B	Public	9 - 12

Number of Students: 1,631
Student-Teacher Ratio: 16.5
Advanced Placement: Yes

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1.02Mi. **Bridge Creek Elementary School** Number of Students: 564 Student-Teacher Ratio: 12.1		D	Public	PK - 5
1.84Mi. **Kelly Mill Middle School** Number of Students: 979 Student-Teacher Ratio: 13.64		C	Public	6 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	66%	NOTABLY LOWER
BURGLARY	59%	NOTABLY LOWER
MOTOR VEHICLE THEFT	62%	NOTABLY LOWER
FORCIBLE ROBBERY	75%	NOTABLY LOWER
AGGRAVATED ASSAULT	22%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	45%	SIGNIFICANTLY LOWER
MURDER	38%	SIGNIFICANTLY LOWER
OVERALL	31%	SIGNIFICANTLY LOWER

Disaster Alerts

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

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