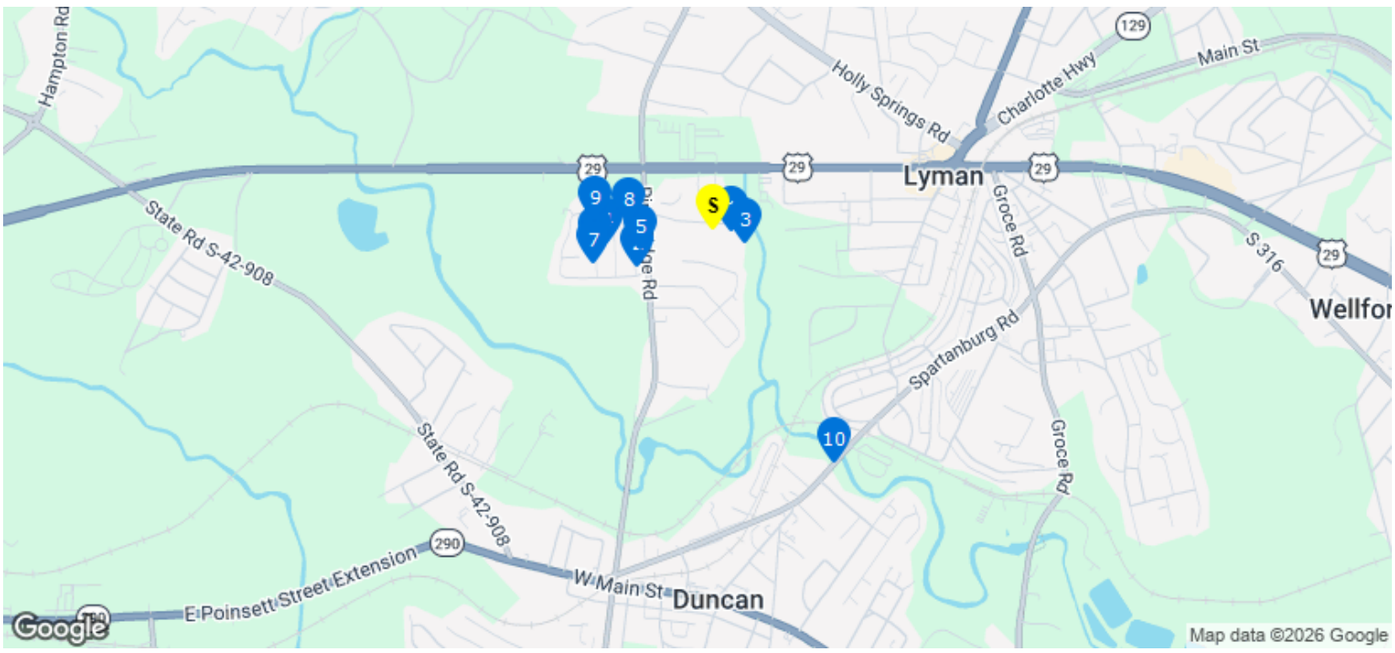
ICE SiteX Report

OrderID: 98761621

SiteX Property Information Report



Subject Property Location

153 TIARA RIDGE LN, DUNCAN, SC 29334-9171

County:	**SPARTANBURG SC**	Census Tract:	0231.04
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	5-1505-02700	Thomas Bros Pg-Grid:	

Valuation

Value:	**$335,000**	FSD:	11	Common Confidence Score:	61
Value Range:	$298,150 - $371,850	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$1,441	Market Land Value:	$41,900	Tax Year:	2025
Assd Improvement:	$10,393	Market Improvment Value:	$302,300	Total Taxable Value:	$2,521
Total Assessed Value:	$11,834	Total Assessor Market Value:	$344,200	Delinquent Year:	
				Tax Account ID:	85826
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 13 Subdivision: TIARA RIDGE SUBD Map Ref: 6153-87-1272.58

Abbreviated Description:	LOT 13 TIARA RIDGE SUB PB 158-953
City/Muni/Twp:	DUNCAN

Property Characteristics

Lot Size:	6,273 SF	Bedrooms:	4	Pool:	
Building Area:	2590 SF	Baths:	3	Fireplace:	1
Year Built:	2016	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Vinyl siding
Number of Units:	1	Garage Type:	Attached Garage	Heating:	Central
Number of Stories:	2	Number of Cars:		A/C:	Yes
Style:		Basement:	No Basement	Roof Cover:	Composition Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	11/20/2020	Loan Amount:	N/A
Document #:	2020-54051 BK-PG 5951-944	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	11/13/2020		
TD Due Date:	12/01/2050	Type Finance:	

Legal Description:
Subdivision: TIARA RIDGE Map Ref: 0
City/Muni/Twp: DUNCAN

Prior Transfer

Recording Date:	07/29/2016	Sales Price:	$223,700
Document #:	2016-31786 BK-PG 0112-0139	Type of Sale:	Arms-Length Transfer
Contract Date:	07/18/2016		
Document Type:	Deed		

Legal Description:

Prior Transfer

Recording Date:	07/18/2016	Sales Price:	$223,700
Document #:	DEE-2016-31786 BK-PG 112X-139	Type of Sale:	Per Assessor
Document Type:	Deed		

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Legal Description:
Subdivision: TIARA RIDGE SUBD
Abbreviated Description: LOT 13 TIARA RIDGE SUB PB 158-953
City/Muni/Twp: DUNCAN

Prior Transfer

Recording Date:	09/23/2015	Sales Price:	$50,000 Multiple Parcels Involved in this transaction
Document #:	201541658 BK-PG 0110-0874	Type of Sale:	Non Residential Transfer
Contract Date:	09/15/2015		
Document Type:	Deed		

Legal Description:
Subdivision: SURVEY FOR TIARA RIDGE Map Ref: PL 158 PG 953

Area Sales Analysis

Total Area Sales	$3,148,500	Median # of Bedrooms	4
Median Lot Size	7,623 SF	Median # of Baths	2
Median Living Area	2,100 SF	Median Year Built	2020
Price Range - 2 Yrs	$264,000 to $358,500	Age Range	4 years to 73 years
Median Value	$314,750	Median Age	6 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.12Mi.	**616 WARD WILSON TRL** **DUNCAN, SC 29334-2045**	05/20/2026	$349,900			//		7,405 SF	
		APN: 5-1509-10017 Document #: 2026-23125 Document Type: Special Warranty Deed Price Code: A Land Use: Residential - Vacant Land Legal: Lot: 101 Subdivision: CHATHAM FOREST Phase No: 2B MapRef: MB 185 PG 299&300 Abbreviated Description: Lot:101 Subdivision:CHATHAM FOREST Phase No:2B Map Ref:MB 185 PG 299&300								
2	.16Mi.	**599 WARD WILSON TRL** **DUNCAN, SC 29334-2044**	07/15/2026	$378,500			//		8,712 SF	
		APN: 5-1509-10021 Document #: 2026-33090 Document Type: Special Warranty Deed Price Code: A Land Use: Residential - Vacant Land Legal: Lot: 105 Subdivision: CHATHAM FOREST Phase No: 2B MapRef: MB 185 PG 299-300 Abbreviated Description: Lot:105 Subdivision:CHATHAM FOREST Phase No:2B Map Ref:MB 185 PG 299-300								
3	.16Mi.	**591 WARD WILSON TRL** **DUNCAN, SC 29334-2044**	05/06/2026	$346,900			//		8,276 SF	
		APN: 5-1509-10023 Document #: 2026-20593 Document Type: Special Warranty Deed Price Code: A Land Use: Planned Unit Development (PUD) (Residential) Legal: Lot: 107 Subdivision: CHATHAM FOREST Phase No: 2B MapRef: MB 185 PG 299&300 Abbreviated Description: Lot:107 Subdivision:CHATHAM FOREST Phase No:2B Map Ref:MB 185 PG 299&300								
4	.16Mi.	**607 WARD WILSON TRL** **DUNCAN, SC 29334-2045**	05/05/2026	$346,000			//		9,148 SF	
		APN: 5-1509-10019 Document #: 2026-20405 Document Type: Special Warranty Deed Price Code: A Land Use: Planned Unit Development (PUD) (Residential) Legal: Lot: 103 Subdivision: CHATHAM FOREST Phase No: 2B MapRef: MB 185 PG 299&300 Abbreviated Description: Lot:103 Subdivision:CHATHAM FOREST Phase No:2B Map Ref:MB 185 PG 299&300								
5	.17Mi.	**560 WARD WILSON TRL** **DUNCAN, SC 29334-2044**	04/23/2026	$360,000			//		7,841 SF	
		APN: 5-1509-10003 Document #: 2026-18117 Document Type: Special Warranty Deed Price Code: A Land Use: Planned Unit Development (PUD) (Residential) Legal: Lot: 87 Subdivision: CHATHAM FOREST Phase No: 2B MapRef: MB 185 PG 299&300 Abbreviated Description: Lot:87 Subdivision:CHATHAM FOREST Phase No:2B Map Ref:MB 185 PG 299&300								
6	.22Mi.	**171 LAVINIA CIR** **DUNCAN, SC 29334-2041**	09/16/2026	$363,000			//		11,326 SF	
		APN: 5-1509-10041 Document #: 2026-44294 Document Type: Deed Price Code: A Land Use: Residential - Vacant Land Legal: Lot: 125 Subdivision: CHATHAM FOREST Phase No: 2B MapRef: MB 185 PG 299-300 Abbreviated Description: Lot:125 Subdivision:CHATHAM FOREST Phase No:2B Map Ref:MB 185 PG 299-300								
7	.22Mi.	**140 LAVINIA CIR** **DUNCAN, SC 29334-2041**	07/07/2026	$325,000	$140	2315	/4/2	2024	7,405 SF	
		APN: 5-1509-02549 Document #: 2026-30984 Document Type: Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 49 Subdivision: CHATHAM FOREST PHASE I MapRef: MB 183 PG 878-879 Abbreviated Description: Lot:49 Subdivision:CHATHAM FOREST PHASE I Map Ref:MB 183 PG 878-879								
8	.24Mi.	**112 LAVINIA CIR** **DUNCAN, SC 29334-2041**	07/09/2026	$339,000			//		7,405 SF	
		APN: 5-1509-02542 Document #: 2026-31814 Document Type: Special Warranty Deed Price Code: A Land Use: Residential - Vacant Land Legal: Lot: 42 Subdivision: CHATHAM FOREST Phase No: 1 MapRef: MB 183 PG 878-879 Abbreviated Description: Lot:42 Subdivision:CHATHAM FOREST Phase No:1 Map Ref:MB 183 PG 878-879								
9	.24Mi.	**920 RAVENFIELD DR** **DUNCAN, SC 29334-9824**	06/17/2026	$309,000	$130	2380	/4/2	2020	7,405 SF	
		APN: 5-1505-16600 Document #: 2026-27838 Document Type: Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 66 Subdivision: THE WOODS AT PINE RIDGE MapRef: MB 175 PG 999 Abbreviated Description: Lot:66 Subdivision:THE WOODS AT PINE RIDGE Map Ref:MB 175 PG 999								
10	.3Mi.	**12561 E WADE HAMPTON BLVD** **DUNCAN, SC 29334-9814**	08/06/2026	$8,550,000			//		120,226 SF	
		APN: 5-1500-02301 Document #: 2026-37653 Document Type: Deed Price Code: Q Land Use: Commercial - Vacant Land Legal: Lot: A MapRef: MB 187 PG 493 Abbreviated Description: Lot:A Map Ref:MB 187 PG 493								
11	.3Mi.	**297 LAVINIA CIR**	05/19/2026	$365,000	$137	2668	/5/3	2024	7,405 SF	

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DUNCAN, SC 29334-2042
APN: 5-1509-02505 Document #: 2026-23011
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: CHATHAM FOREST Phase No: I MapRef: MB 184 PG 741&742 Abbreviated Description: Lot:4 Subdivision:CHATHAM FOREST Phase No:I Map Ref:MB 184 PG 741&742

12	.32Mi.	**457 MADISON CREEK CT**	09/29/2026	$370,000	$169	2194	/3/2	2012	9,583 SF

LYMAN, SC 29365-1254
APN: 5-1501-03315 Document #: 2026-46364
Document Type: Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 14 Subdivision: COURTYARDS AT MADISON CREEK MapRef: MB 161 PG 650 Abbreviated Description: Lot:14 Subdivision:COURTYARDS AT MADISON CREEK Map Ref:MB 161 PG 650

13	.35Mi.	**219 LAVINIA CIR**	07/24/2026	$385,000			//		8,276 SF

DUNCAN, SC 29334-2042
APN: 5-1509-02580 Document #: 2026-34831
Document Type: Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 69 Subdivision: CHATHAM FOREST Phase No: 2A MapRef: MB 184 PG 827-828 Abbreviated Description: Lot:69 Subdivision:CHATHAM FOREST Phase No:2A Map Ref:MB 184 PG 827-828

14	.43Mi.	**12633 E WADE HAMPTON BLVD**	09/28/2026	$7,603,994	$7,041	1080	/2/1	1920	318,859 SF

DUNCAN, SC 29334-9815
APN: 5-1400-02702 Document #: 2026-46239
Document Type: Special Warranty Deed Price Code: Q
Land Use: Commercial (General)
Legal: Lot: 2 MapRef: MB 187 PG 292 Abbreviated Description: Lot:2 Map Ref:MB 187 PG 292

15	.43Mi.	**867 ERNEST LN**	05/19/2026	$214,900			//		1,742 SF

LYMAN, SC 29365-1541
APN: 5-1506-11426 Document #: 2026-22789
Document Type: Special Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 23 Subdivision: AVALON MapRef: MB 188 PG 412-415 Abbreviated Description: Lot:23 Subdivision:AVALON Map Ref:MB 188 PG 412-415

16	.44Mi.	**863 ERNEST LN**	04/29/2026	$224,900			//		2,614 SF

LYMAN, SC 29365-1541
APN: 5-1506-11424 Document #: 2026-19261
Document Type: Special Warranty Deed Price Code: A
Land Use: Planned Unit Development (PUD) (Residential)
Legal: Lot: 21 Subdivision: AVALON MapRef: MB 188 PG 412-415 Abbreviated Description: Lot:21 Subdivision:AVALON Map Ref:MB 188 PG 412-415

17	.45Mi.	**108 CARDINAL DR**	09/22/2026	$450,000	$210	2139	/3/3	1986	130,244 SF

LYMAN, SC 29365-1502
APN: 5-1510-09800 Document #: 2026-45155
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 6&7 Subdivision: CRESTVIEW TERRACE MapRef: MB 69 PG 50 Abbreviated Description: Lot:6&7 Subdivision:CRESTVIEW TERRACE Map Ref:MB 69 PG 50

18	.45Mi.	**857 ERNEST LN**	05/06/2026	$187,900			//		1,742 SF

LYMAN, SC 29365-1541
APN: 5-1506-11422 Document #: 2026-20525
Document Type: Special Warranty Deed Price Code: A
Land Use: Planned Unit Development (PUD) (Residential)
Legal: Lot: 19 Subdivision: AVALON MapRef: MB 188 PG 412-415 Abbreviated Description: Lot:19 Subdivision:AVALON Map Ref:MB 188 PG 412-415

19	.46Mi.	**855 ERNEST LN**	05/04/2026	$214,900			//		1,742 SF

LYMAN, SC 29365-1541
APN: 5-1506-11421 Document #: 2026-19979
Document Type: Special Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 18 Subdivision: AVALON MapRef: MB 188 PG 412-145 Abbreviated Description: Lot:18 Subdivision:AVALON Map Ref:MB 188 PG 412-145

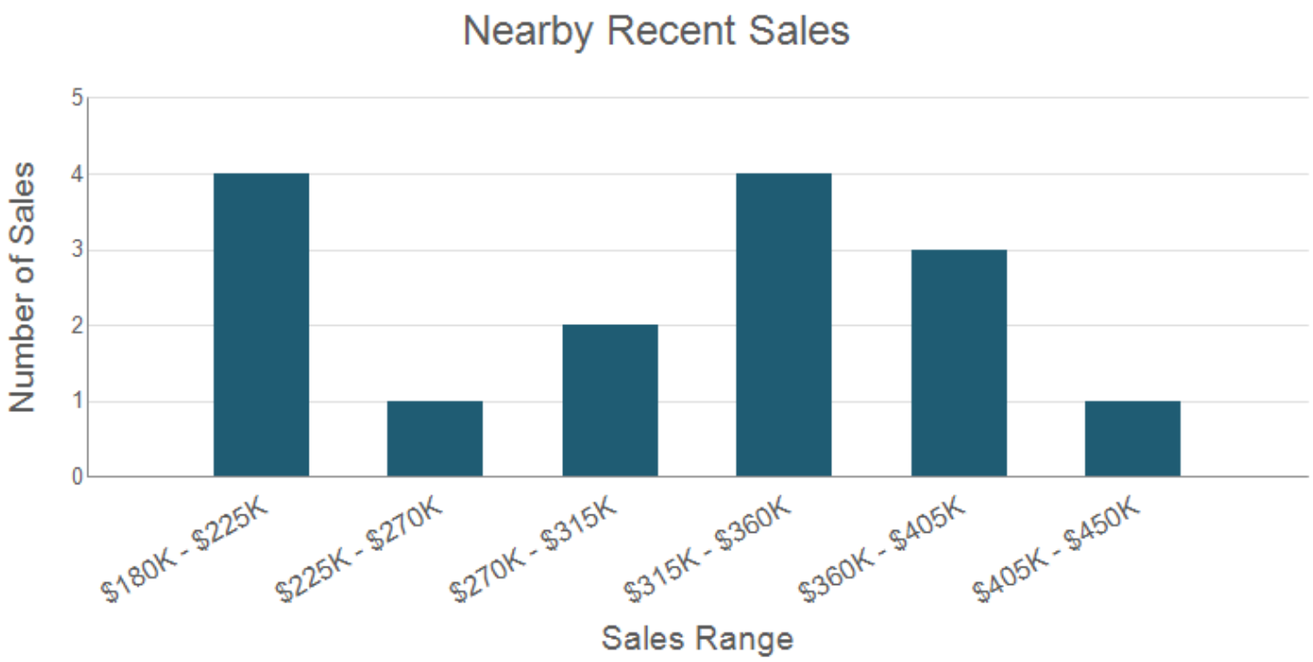
20	.47Mi.	**845 ERNEST LN**	04/28/2026	$189,900			//		1,742 SF

LYMAN, SC 29365-1541
APN: 5-1506-11417 Document #: 2026-18888
Document Type: Special Warranty Deed Price Code: A
Land Use: Planned Unit Development (PUD) (Residential)
Legal: Lot: 14 Subdivision: AVALON MapRef: MB 186 PG 709-711 Abbreviated Description: Lot:14 Subdivision:AVALON Map Ref:MB 186 PG 709-711

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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.	**153 TIARA RIDGE LN**	**07/18/2016**	$344,200	$11,834	2,590	/4/3	2016	6,273 SF	
.01Mi.	**157 TIARA RIDGE LN**	**10/26/2018**	$271,300	$9,246	1,881	/4/2	2018	6,229 SF	
.01Mi.	**149 TIARA RIDGE LN**	**06/25/2016**	$319,900	$9,840	2,362	/4/2	2016	6,316 SF	
.02Mi.	**161 TIARA RIDGE LN**	**03/28/2022**	$264,200	$15,852	1,818	/3/2	2017	6,186 SF	
.02Mi.	**145 TIARA RIDGE LN**	**07/28/2016**	$233,000	$9,157	1,788	/3/2	2016	6,360 SF	
.03Mi.	**154 TIARA RIDGE LN**	**07/15/2016**	$264,600	$9,295	1,762	/3/2	2016	6,186 SF	
.03Mi.	**165 TIARA RIDGE LN**	**05/20/2016**	$319,200	$9,993	2,362	/4/2	2016	6,186 SF	
.03Mi.	**141 TIARA RIDGE LN**	**02/29/2016**	$263,800	$9,395	1,762	/3/2	2016	6,403 SF	
.03Mi.	**158 TIARA RIDGE LN**	**08/26/2019**	$287,000	$8,740	2,169	/3/2	2016	6,186 SF	
.03Mi.	**150 TIARA RIDGE LN**	**08/25/2016**	$359,600	$11,537	2,768	/4/2	2016	6,229 SF	
.04Mi.	**162 TIARA RIDGE LN**	**06/21/2021**	$331,800	$11,881	2,598	/4/2	2017	6,142 SF	
.04Mi.	**146 TIARA RIDGE LN**	**08/05/2016**	$315,200	$9,697	2,362	/4/2	2016	6,229 SF	
.04Mi.	**169 TIARA RIDGE LN**	**12/29/2017**	$282,500	$9,302	2,022	/4/2	2017	6,142 SF	
.04Mi.	**137 TIARA RIDGE LN**	**04/11/2016**	$358,200	$16,108	2,773	/4/2	2016	6,490 SF	
.04Mi.	**166 TIARA RIDGE LN**	**11/22/2016**	$264,500	$9,294	1,852	/3/2	2016	6,098 SF	
.04Mi.	**142 TIARA RIDGE LN**	**12/19/2016**	$351,100	$11,025	2,968	/3/2	2016	6,273 SF	

Rent vs. Own

Households Occupied by Renters:	24%	Households Occupied by Owners:	71%

Demographics & Income

Median Age:	38.2 years old	Households:	7,754
Median Household Income:	$80,915	Households w/Family:	75%
Household Income Per Capita:	$38,150	Households w/Family Married:	55%
Most Common Education Level:	High School Graduate	Households w/Family Children:	40%

School District

School District Zone:	Spartanburg School District 5	Students:	11,066
Number of Schools:	14	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.84Mi.	**Byrnes Freshman Academy**	C	Public	9 - 9
Number of Students: 792 Student-Teacher Ratio: 15.46				
2.04Mi.	**Beech Springs Middle School**	C	Public	6 - 8
Number of Students: 584 Student-Teacher Ratio: 11.45				

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1.75Mi. **Duncan Elementary School of the Arts** Number of Students: 670 Student-Teacher Ratio: 11.17		NA	Public	PK - 5
1.59Mi. **James F. Byrnes High School** Number of Students: 2,391 Student-Teacher Ratio: 19.13 Advanced Placement: Yes		C	Public	10 - 12
2.19Mi. **D. R. Hill Middle School** Number of Students: 562 Student-Teacher Ratio: 11.2		A-	Public	6 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	97%	SIMILAR
BURGLARY	108%	SIMILAR
MOTOR VEHICLE THEFT	85%	LOWER
FORCIBLE ROBBERY	77%	NOTABLY LOWER
AGGRAVATED ASSAULT	71%	NOTABLY LOWER
FORCIBLE RAPE	72%	NOTABLY LOWER
MURDER	78%	LOWER
OVERALL	75%	NOTABLY LOWER

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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