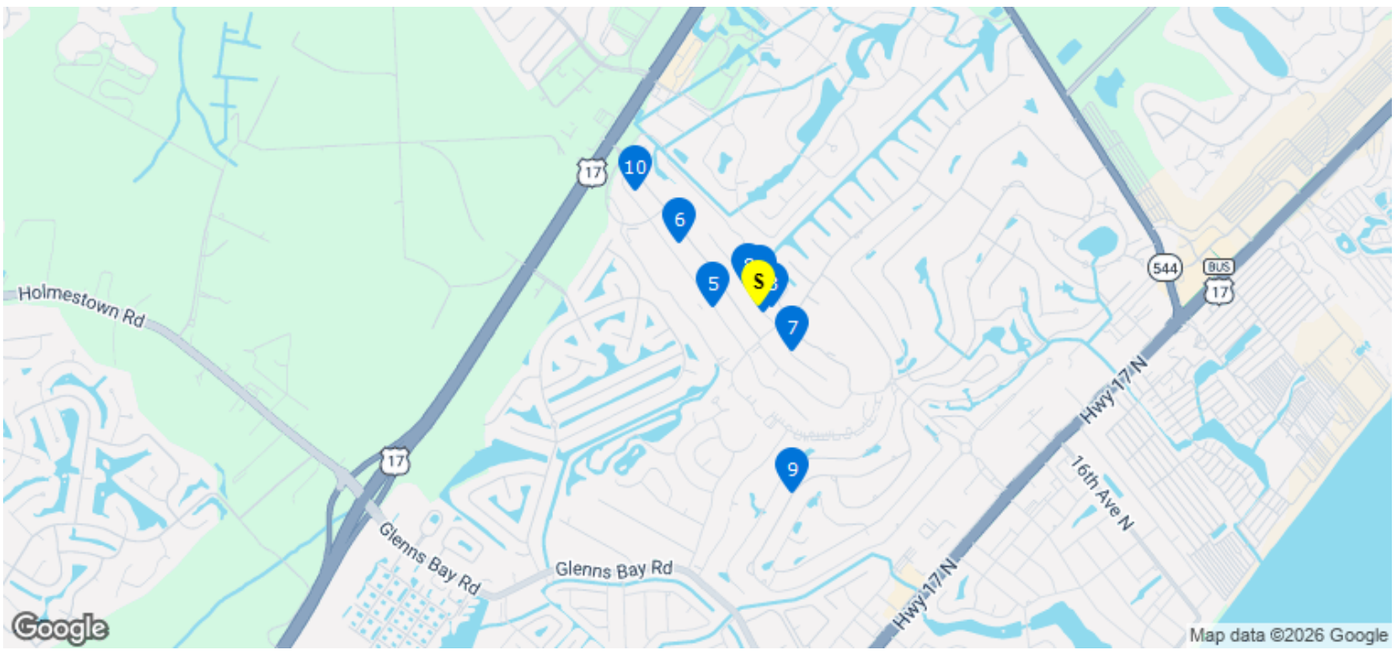
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

155 MARSH DEER PL, SURFSIDE BEACH, SC 29575-6204

County:	**HORRY SC**	Census Tract:	0514.04
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	459-08-04-0104	Thomas Bros Pg-Grid:	

Valuation

Value:	**$321,000**	FSD:	9	Common Confidence Score:	72
Value Range:	$292,110 - $349,890	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2024	Tax Rate Code Area:	600
Assd Land Value:		Market Land Value:	$125,000	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$237,404	Total Taxable Value:	$1,238
Total Assessed Value:		Total Assessor Market Value:	$362,404	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 101 Subdivision: BEACH VILLAGE PH III
Abbreviated Description: BEACH VILLAGE PH III; LOT 101

Property Characteristics

Lot Size:	6,098 SF	Bedrooms:	3	Pool:	
Building Area:	1568 SF	Baths:	2	Fireplace:	
Year Built:	2021	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Vinyl siding
Number of Units:		Garage Type:	Attached Garage	Heating:	Heat Pump
Number of Stories:	1	Number of Cars:		A/C:	
Style:	Ranch\Rambler	Basement:		Roof Cover:	Composition Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	09/03/2021	Loan Amount:	N/A
Document #:	6443/3094 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	08/27/2021		
TD Due Date:	01/01/2051	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	09/03/2021	Sales Price:	$295,265
Document #:	BK-PG 4460-2516	Type of Sale:	Non Residential Transfer
Contract Date:	08/27/2021		
Document Type:	Deed		
Legal Description:			

Prior Transfer

Recording Date:	01/15/2021	Sales Price:	$5,092,500
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		
Legal Description:			

Subdivision: BEACH VILLAGE PH III
Abbreviated Description: BEACH VILLAGE PH III; LOT 101

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Area Sales Analysis

Total Area Sales	$3,617,622	Median # of Bedrooms	3
Median Lot Size	6,098 SF	Median # of Baths	2
Median Living Area	1,580 SF	Median Year Built	2021
Price Range - 2 Yrs	$300,000 to $475,000	Age Range	2 years to 6 years
Median Value	$346,500	Median Age	5 years

Comparable Sales Data

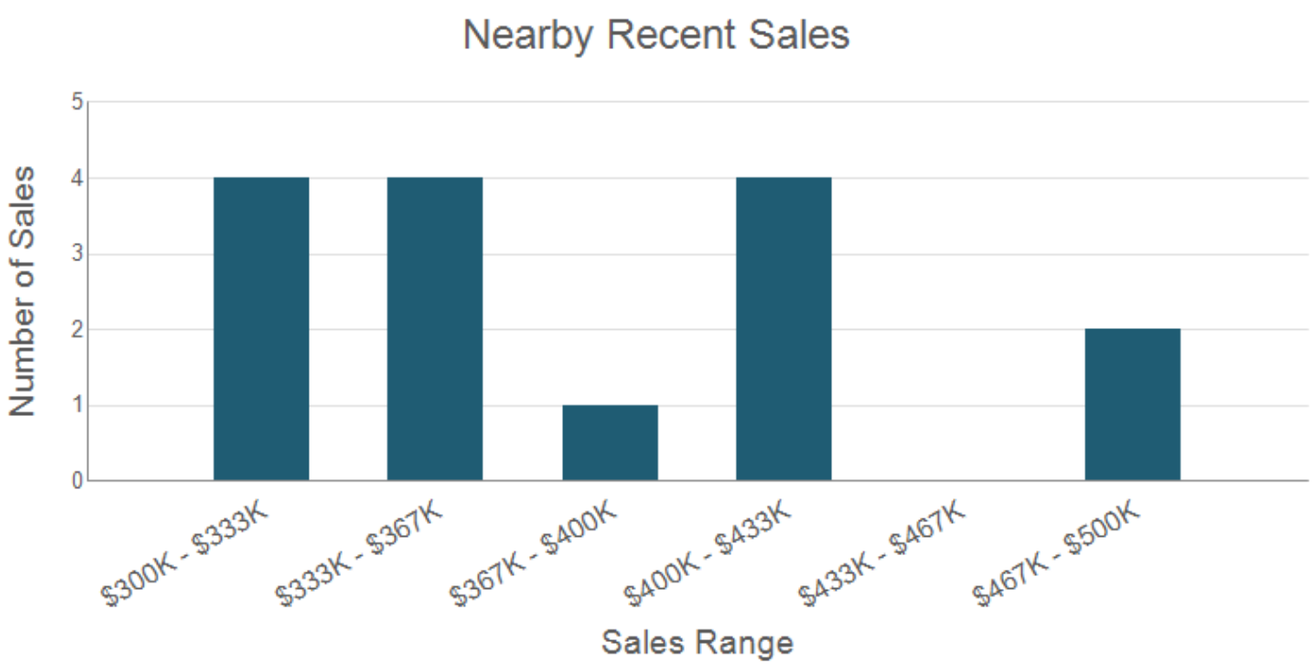
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.05Mi.	**168 MARSH DEER PL** **SURFSIDE BEACH, SC 29575-6204**	07/24/2026	$344,000	$205	1677	6/3/2.5	2021	6,970 SF	
		APN: 459-08-04-0116 Document #: 2026000080381 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 125 Subdivision: BEACH VILLAGE PH III Abbreviated Description: Abbreviated Description:BEACH VILLAGE PH III LOT 125								
2	.06Mi.	**175 MARSH DEER PL** **SURFSIDE BEACH, SC 29575-6204**	10/05/2026	$475,000	$197	2416	7/4/2.5	2021	6,098 SF	P
		APN: 459-08-04-0109 Document #: 2026000110370 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 106 Subdivision: BEACH VILLAGE PH III Abbreviated Description: Abbreviated Description:BEACH VILLAGE PH III; LOT 106								
3	.09Mi.	**1931 TREE CIR** **MYRTLE BEACH, SC 29575-5280**	08/06/2026	$320,900	$241	1331	8/3/2	1991	5,663 SF	
		APN: 459-08-04-0079 Document #: 2026000085181 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 6 Block: B Subdivision: ASHLEY MEADOWS Abbreviated Description: Abbreviated Description:ASHLEY MEADOWS LOT 6 BL B PH I								
4	.13Mi.	**179 S REINDEER RD** **SURFSIDE BEACH, SC 29575-6203**	10/02/2026	$415,000	$220	1883	8/4/2	2020	6,098 SF	
		APN: 458-05-03-0191 Document #: 2026000109814 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 58 Subdivision: BEACH VILLAGE PH I & II Abbreviated Description: Abbreviated Description:BEACH VILLAGE PH I & II LOT 58								
5	.13Mi.	**1911 DEERFIELD AVE** **MYRTLE BEACH, SC 29575-5420**	08/31/2026	$410,000	$173	2368	9/3/2	2005	10,454 SF	
		APN: 459-09-01-0044 Document #: 2026000096898 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 25 Block: C Subdivision: DEERFIELD PH II SEC D-1 Abbreviated Description: Abbreviated Description:DEERFIELD PH II SEC D-1 LT 25 BL C								
6	.13Mi.	**1930 BENT GRASS DR** **MYRTLE BEACH, SC 29575-5459**	07/20/2026	$132,000	$157	839	3/1/1.5	1989	26,572 SF	
		APN: 458-12-02-0169 Document #: 2026000078200 Document Type: Warranty Deed Price Code: Land Use: Condominium Unit (Residential) Legal: Subdivision: GOLF COLONY RESORT HPR Abbreviated Description: Abbreviated Description:GOLF COLONY RESORT HPR UNIT 39-D PH XII								
7	.15Mi.	**187 S REINDEER RD** **SURFSIDE BEACH, SC 29575-6203**	10/07/2026	$360,000	$153	2356	8/5/2.5	2020	6,098 SF	
		APN: 458-05-03-0189 Document #: 2026000111583 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 56 Subdivision: BEACH VILLAGE PH I & II Abbreviated Description: Abbreviated Description:BEACH VILLAGE PH I & II LOT 56								
8	.17Mi.	**1890 COLONY DR** **MYRTLE BEACH, SC 29575-5139**	08/05/2026	$169,000	$192	880	4/1/1.5	1987	20,038 SF	
		APN: 459-09-01-0058 Document #: 2026000084943 Document Type: Warranty Deed Price Code: A Land Use: Condominium Unit (Residential) Legal: Subdivision: GOLF COLONY RESORT VI Abbreviated Description: Abbreviated Description:GOLF COLONY RESORT VI AT DEER TRACT 17-A								
9	.17Mi.	**1890 COLONY DR** **MYRTLE BEACH, SC 29575-5140**	07/23/2026	$160,000	$182	880	4/2/1.5	1987	20,038 SF	
		APN: 459-09-01-0080 Document #: 2026000079925 Document Type: Warranty Deed Price Code: A Land Use: Condominium Unit (Residential) Legal: Subdivision: GOLF COLONY RESORT VI Abbreviated Description: Abbreviated Description:GOLF COLONY RESORT VI AT DEER TRACK 18-C								
10	.17Mi.	**104 WATER DEER WAY** **SURFSIDE BEACH, SC 29575-6207**	06/26/2026	$349,000	$231	1514	8/3/2	2023	10,890 SF	
		APN: 459-09-01-0397 Document #: 2026000069549 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 168 Abbreviated Description: Abbreviated Description:BEACH VILLAGE PH 4-B LOT 168								
11	.18Mi.	**108 WATER DEER WAY** **MYRTLE BEACH, SC 29575-6207**	06/30/2026	$430,000	$172	2503	10/4/2.5	2023	11,326 SF	
		APN: 459-09-01-0398 Document #: 2026000070843 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 169 Abbreviated Description: Abbreviated Description:BEACH VILLAGE PH 4-B LOT 169								
12	.21Mi.	**2090 DEERFIELD AVE** **MYRTLE BEACH, SC 29575-5419**	09/23/2026	$500,000	$167	3001	12/4/3.5	2006	11,761 SF	B
		APN: 458-05-03-0005 Document #: 2026000105494 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 21 Block: A Subdivision: DEERFIELD PH II SEC D-1 Abbreviated Description: Abbreviated Description:DEERFIELD PH II SEC D-1 LT 21 BL A								
13	.21Mi.	**1890 AUBURN LN** **MYRTLE BEACH, SC 29575-5164**	09/18/2026	$150,000	$170	880	4/2/2	1988	33,541 SF	
		APN: 459-09-01-0235 Document #: 2026000103779 Document Type: Warranty Deed Price Code: A Land Use: Condominium Unit (Residential) Legal: Subdivision: GOLF COLONY RESORT IX Abbreviated Description: Abbreviated Description:GOLF COLONY RESORT IX UNIT 31-F								
14	.23Mi.	**2000 CROSS GATE BLVD** **MYRTLE BEACH, SC 29575-5476**	08/06/2026	$176,000	$191	920	5/2/2	2000	6,534 SF	
		APN: 458-05-03-0090 Document #: 2026000085483 Document Type: Warranty Deed Price Code: A Land Use: Condominium Unit (Residential) Legal: Subdivision: CROSS GATE VILLAS HPR Abbreviated Description: Abbreviated Description:CROSS GATE VILLAS HPR UNIT B-102								
15	.25Mi.	**2020 CROSS GATE BLVD**	09/24/2026	$150,000	$163	920	5/2/2	2000	6,534 SF	

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		MYRTLE BEACH, SC 29575-5482							
	APN: 458-05-03-0068 Document #: 2026000106362								
	Document Type: Warranty Deed Price Code:								
	Land Use: Condominium Unit (Residential)								
	Legal: Subdivision: CROSS GATE VILLAS HPR Abbreviated Description: Abbreviated Description:CROSS GATE VILLAS HPR UNIT C-102								
16	.26Mi.	**2030 CROSS GATE BLVD**	07/17/2026	$142,000	$107	1332	5/2/2	2001	8,276 SF
		MYRTLE BEACH, SC 29575-5486							
	APN: 458-05-03-0055 Document #: 2026000077743								
	Document Type: Warranty Deed Price Code: A								
	Land Use: Condominium Unit (Residential)								
	Legal: Subdivision: CROSS GATE VILLAS HPR Abbreviated Description: Abbreviated Description:CROSS GATE VILLAS HPR UNIT D-303								
17	.28Mi.	**1880 COLONY DR**	09/02/2026	$157,000	$225	699	2/1/1.5	1986	14,810 SF
		MYRTLE BEACH, SC 29575-5135							
	APN: 459-09-01-0118 Document #: 2026000097918								
	Document Type: Warranty Deed Price Code:								
	Land Use: Condominium Unit (Residential)								
	Legal: Subdivision: GOLF COLONY RESORT IV Abbreviated Description: Abbreviated Description:GOLF COLONY RESORT IV @ DEERTRACK APT 12-A								
18	.29Mi.	**2050 CROSS GATE BLVD**	10/05/2026	$162,000	$168	964	4/2/2	2006	6,970 SF
		MYRTLE BEACH, SC 29575-5414							
	APN: 458-05-04-0073 Document #: 2026000110576								
	Document Type: Warranty Deed Price Code: A								
	Land Use: Condominium Unit (Residential)								
	Legal: Subdivision: MADDINGTON PLACE HPR Abbreviated Description: Abbreviated Description:MADDINGTON PLACE HPR UNIT 2050-201 PH I								
19	.3Mi.	**79 S REINDEER RD**	09/01/2026	$315,000	$188	1677	9/3/2.5	2023	11,761 SF
		SURFSIDE BEACH, SC 29575-6206							
	APN: 459-09-01-0382 Document #: 2026000097501								
	Document Type: Warranty Deed Price Code: A								
	Land Use: Single Family Residential								
	Legal: Lot: 137 Abbreviated Description: Abbreviated Description:BEACH VILLAGE PH 4-A LOT 137								
20	.31Mi.	**1830 FAIRWAY RIDGE DR**	08/21/2026	$120,000	$96	1248	4/2/2.5	1983	2,178 SF
		MYRTLE BEACH, SC 29575-5145							
	APN: 459-09-02-0028 Document #: 2026000092830								
	Document Type: Warranty Deed Price Code:								
	Land Use: Townhouse (Residential)								
	Legal: Lot: 6 Subdivision: FAIRWAY RIDGE Abbreviated Description: Abbreviated Description:FAIRWAY RIDGE UNIT G LT 6								

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.

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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.	**155 MARSH DEER PL**	**08/27/2021**	$362,404		1,568	6/3/2	2021	6,098 SF	
.01Mi.	**159 MARSH DEER PL**	**10/28/2021**	$455,590		2,547	7/4/2.5	2021	6,098 SF	
.01Mi.	**MARSH DEER PL**	**10/28/2021**	$458,259		2,572	8/4/2.5	2021	6,098 SF	
.02Mi.	**163 MARSH DEER PL**	**08/30/2021**	$357,819		1,523	7/3/2	2021	6,098 SF	
.02Mi.	**147 MARSH DEER PL**	**08/20/2025**	$362,404		1,568	6/3/2	2021	6,098 SF	
.02Mi.	**1970 DEERFIELD AVE**	**09/08/2025**	$539,849		3,909	6/3/2	2008	11,761 SF	
.02Mi.	**1980 DEERFIELD AVE**	**03/27/2015**	$444,735		1,809	7/3/2	2015	13,068 SF	P
.03Mi.	**156 MARSH DEER PL**	**08/27/2021**	$515,246		3,093	9/6/3	2021	6,098 SF	
.03Mi.	**152 MARSH DEER PL**	**08/23/2021**	$365,778		1,568	6/3/2	2021	6,098 SF	
.03Mi.	**160 MARSH DEER PL**	**08/25/2021**	$363,885		1,568	6/3/2	2021	6,098 SF	
.03Mi.	**1960 DEERFIELD AVE**	**09/25/2025**	$420,540		2,620	10/4/3	2005	11,761 SF	
.03Mi.	**143 MARSH DEER PL**	**10/27/2021**	$400,430		1,951	8/4/2.5	2021	6,098 SF	
.03Mi.	**MARSH DEER PL**	**10/25/2021**	$448,372		2,398	9/6/3	2021	6,534 SF	
.03Mi.	**1990 DEERFIELD AVE**	**09/18/2015**	$407,151		2,127	10/3/2.5	2005	11,761 SF	
.04Mi.	**148 MARSH DEER PL**	**01/30/2025**	$368,988		1,520	6/3/2	2021	6,098 SF	
.04Mi.	**164 MARSH DEER PL**	**10/20/2021**	$454,111		2,416	7/4/2.5	2021	6,098 SF	

Rent vs. Own

Households Occupied by Renters:	14%	Households Occupied by Owners:	52%

Demographics & Income

Median Age:	55.3 years old	Households:	10,219
Median Household Income:	$71,048	Households w/Family:	65%
Household Income Per Capita:	$40,257	Households w/Family Married:	54%
Most Common Education Level:	High School Graduate	Households w/Family Children:	17%

School District

School District Zone:	Horry County School District	Students:	48,662
Number of Schools:	57	Rating:	A+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.81Mi.	**Socastee High School**	B-	Public	9 - 12
Number of Students: 1,720				
Student-Teacher Ratio: 18.11				
Advanced Placement: Yes				
2.24Mi.	**Lakewood Elementary School**	NA	Public	PK - 5
Number of Students: 866				
Student-Teacher Ratio: 14.31				
6.16Mi.	**Forestbrook Middle School**	A+	Public	6 - 8
Number of Students: 816				
Student-Teacher Ratio: 15.54				

Flood Report

The Subject Property of **155 MARSH DEER PL, SURFSIDE BEACH, SC 29575-6204** 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	123%	HIGHER
BURGLARY	117%	HIGHER
MOTOR VEHICLE THEFT	127%	HIGHER
FORCIBLE ROBBERY	90%	LOWER
AGGRAVATED ASSAULT	128%	HIGHER
FORCIBLE RAPE	79%	LOWER
MURDER	92%	SIMILAR
OVERALL	112%	HIGHER

Disaster Alerts

3/1/2025 - Covington Drive Fire 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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