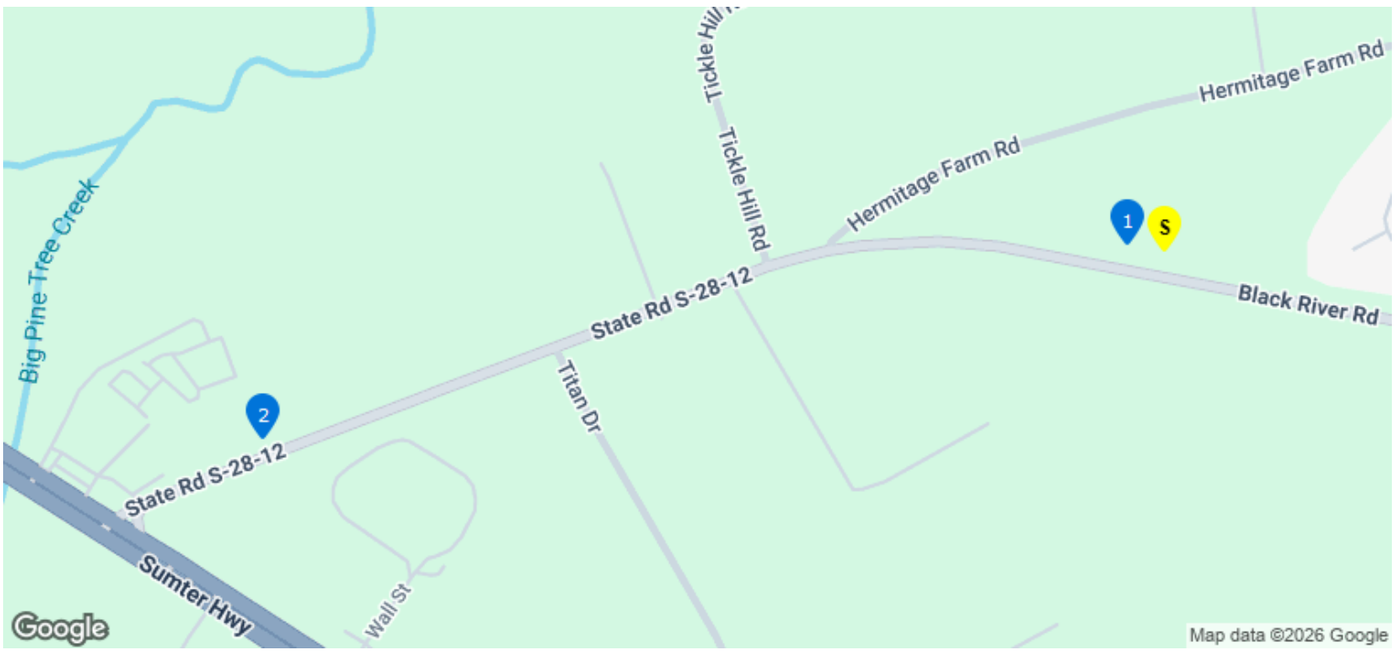
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

182 BLACK RIVER RD, CAMDEN, SC 29020-9310

County:	**KERSHAW SC**	Census Tract:	9708.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	299-14-00-010	Thomas Bros Pg-Grid:	

Valuation

Value:	**$139,000**	FSD:	58	Common Confidence Score:	12
Value Range:	$58,380 - $219,620	ICE Confidence Score:	42		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$18,700	Market Land Value:		Tax Year:	2025
Assd Improvement:	$88,400	Market Improvment Value:		Total Taxable Value:	$614
Total Assessed Value:	$107,100	Total Assessor Market Value:	$107,100	Delinquent Year:	
				Tax Account ID:	22747
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 276 Map Ref: BK 637 PG 217

Abbreviated Description:	2372-180
City/Muni/Twp:	CASSATT

Property Characteristics

Lot Size:	18,731 SF	Bedrooms:		Pool:	
Building Area:	1211 SF	Baths:		Fireplace:	
Year Built:		Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Vinyl siding
Number of Units:		Garage Type:		Heating:	
Number of Stories:	1	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/04/2025	Sales Price:	$4,000
Document #:	2025-7399 BK-PG 5422-120	Type of Sale:	Undetermined Transfer
Contract Date:	06/04/2025		
Document Type:	Deed		

Legal Description:

Subdivision: AREA OF ACQUISITION Map Ref: MB 2372 PG 180

Mortgage Record

Recording Date:	06/03/2008	Loan Amount:	N/A
Document #:	200800005316 BK-PG 2372-182	Loan Type:	Unknown Loan Type
Contract Date:	05/28/2008		
TD Due Date:	06/01/2038	Type Finance:	

Legal Description:

Map Ref: 0

Prior Transfer

Recording Date:	06/03/2008	Sales Price:	$86,800
Document #:	05315 BK-PG 2372-180	Type of Sale:	Non Arms-Length Transfer
Contract Date:	05/28/2008		
Document Type:	Deed		

Legal Description:

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Area Sales Analysis

Total Area Sales	$384,208	Median # of Bedrooms	
Median Lot Size	40,075 SF	Median # of Baths	
Median Living Area	1,718 SF	Median Year Built	
Price Range - 2 Yrs	$131,208 to $253,000	Age Range	
Median Value	$192,104	Median Age	

Comparable Sales Data

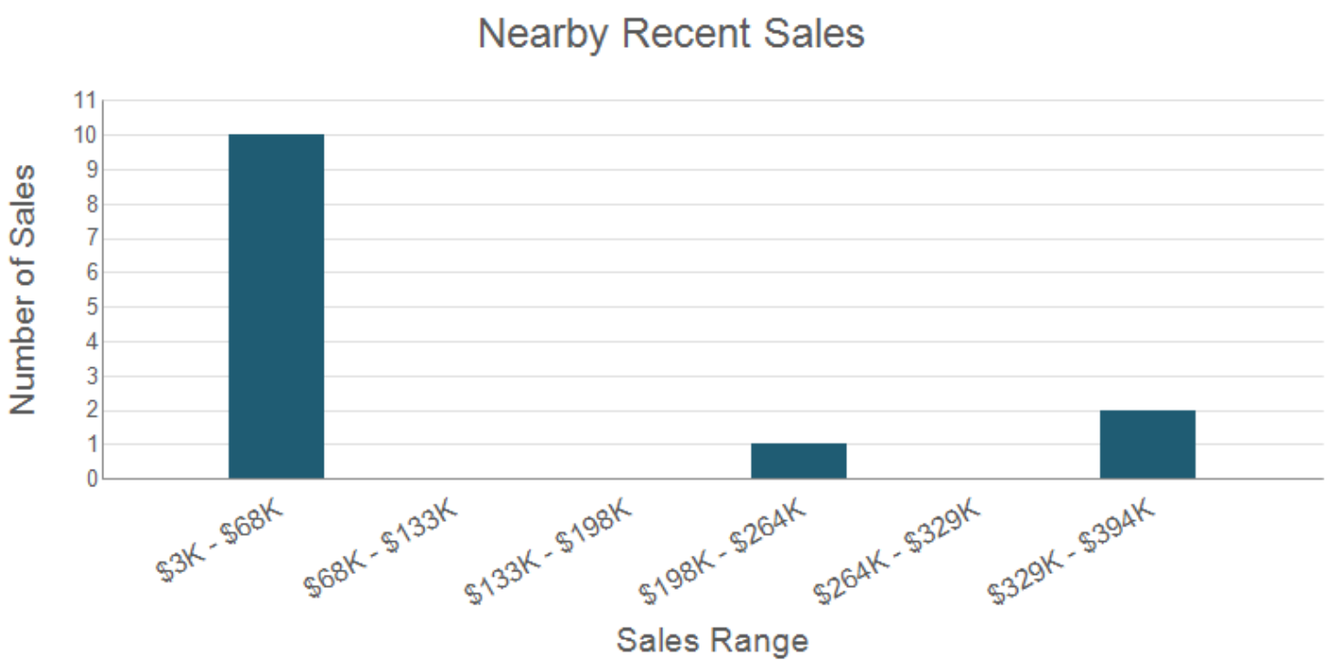
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.06Mi.	**193 HERMITAGE FARM RD** **CAMDEN, SC 29020-8978**	04/06/2026	$2,500	$1	2586	//		116,741 SF	
		APN: 299-00-00-037 Document #: 2026-3111 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Tract No: 29 MapRef: MB 5239 PG 219 Abbreviated Description: Tract No:29 Map Ref:MB 5239 PG 219								
2	.12Mi.	**404 GARRISON CT** **CAMDEN, SC 29020-7635**	03/31/2026	$10,000	$2	4425	//	2000	SF	
		APN: C299-04-0A-004-SEM Document #: 2026-2952 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: MapRef: MB 4172 PG 176 Abbreviated Description: Map Ref:MB 4172 PG 176								
3	.13Mi.	**154 BLACK RIVER RD** **CAMDEN, SC 29020-9310**	03/23/2026	$25,715	$13	1968	//		SF	
		APN: 299-14-00-005 Document #: 2026-2598 Document Type: Deed Price Code: Land Use: Single Family Residential Legal:								
4	.14Mi.	**403 GARRISON CT** **CAMDEN, SC 29020-7636**	03/12/2026	$12,000	$4	3020	//	2007	20,038 SF	
		APN: C299-04-0A-003-SEM Document #: 2026-2243 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Subdivision: AREA OF ACQUISITION Tract No: 32 Abbreviated Description: Subdivision:AREA OF ACQUISITION Tract No:32								
5	.17Mi.	**132 BLACK RIVER RD** **CAMDEN, SC 29020-9310**	04/06/2026	$10,000			//		43,560 SF	
		APN: 299-14-00-017 Document #: 2026-3113 Document Type: Deed Price Code: Land Use: Residential - Vacant Land Legal: Tract No: 21 MapRef: MB 4642 PG 195 Abbreviated Description: Tract No:21 Map Ref:MB 4642 PG 195								
6	.19Mi.	**384 BLOOMSBURY CIR** **CAMDEN, SC 29020-7959**	06/25/2026	$394,000	$120	3292	//	2004	21,780 SF	
		APN: C299-04-0A-009-SEM Document #: 2026-6118 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 9 Block: A Subdivision: CHASTNU HILL SUBDIVISION MapRef: MB A-147 PG 8 Abbreviated Description: Lot:9 Block:A Subdivision:CHASTNU HILL SUBDIVISION Map Ref:MB A-147 PG 8City/Muni/Twp:KERSHAW City/Muni/Twp: KERSHAW								
7	.19Mi.	**404 BLOOMSBURY CIR** **CAMDEN, SC 29020-8000**	06/23/2026	$8,000	$3	2845	//	2006	SF	
		APN: C299-04-0A-001-SEM Document #: 2026-6057 Document Type: Deed Price Code: Land Use: Single Family Residential Legal:								
8	.19Mi.	**133 BLACK RIVER RD** **CAMDEN, SC 29020-9313**	04/13/2026	$16,132			//		797,148 SF	
		APN: C299-14-00-012 Document #: 2026-3351 Document Type: Deed Price Code: A Land Use: Governmental/Public Use (General) Legal:								
9	.22Mi.	**308 BLOOMSBURY CIR** **CAMDEN, SC 29020-7958**	04/20/2026	$8,000	$2	3427	//	2023	17,424 SF	
		APN: C299-04-0A-036-SEM Document #: 2026-3583 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal:								
10	.23Mi.	**312 BLOOMSBURY CIR** **CAMDEN, SC 29020-7958**	03/24/2026	$5,545	$2	3012	//	2003	17,424 SF	
		APN: C299-04-0A-035-SEM Document #: 2026-2686 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal:								
11	.25Mi.	**607 FROGDEN CT** **CAMDEN, SC 29020-7967**	06/15/2026	$350,000	$84	4178	//	1998	24,394 SF	
		APN: C299-04-0B-011-SEM Document #: 2026-5699 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 11 Block: B Subdivision: CHESTNUT HILL SUBDIVISION MapRef: MB ASE PG 4 Abbreviated Description: Lot:11 Block:B Subdivision:CHESTNUT HILL SUBDIVISION Map Ref:MB ASE PG 4								
12	.25Mi.	**2357 TICKLE HILL RD** **CAMDEN, SC 29020-4832**	04/22/2026	$250,000	$178	1407	//	1998	SF	
		APN: C299-00-00-089 Document #: 2026-3713 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 2 MapRef: MB 510 PG 247 Abbreviated Description: Lot:2 Map Ref:MB 510 PG 247								
13	.25Mi.	**316 BLOOMSBURY CIR** **CAMDEN, SC 29020-7958**	03/23/2026	$11,503	$4	2974	//	2004	SF	
		APN: C299-04-0A-034-SEM Document #: 2026-2600 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Tract No: 37 Abbreviated Description: Tract No:37								
14	.27Mi.	**320 BLOOMSBURY CIR** **CAMDEN, SC 29020-7958**	04/13/2026	$12,000	$4	3021	//	2003	SF	
		APN: C299-04-0A-033-SEM Document #: 2026-3353 Document Type: Deed Price Code: A Land Use: Single Family Residential								

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	Legal: Subdivision: AREA OF ACQUISITION MapRef: MB 1521 PG 243 Abbreviated Description: Subdivision:AREA OF ACQUISITION Map Ref:MB 1521 PG 243								
15	.3Mi.	**322 BLOOMSBURY CIR** **CAMDEN, SC 29020-7958**	05/20/2026	$30,000	$8	3790	//	2007	29,185 SF
	APN: C299-04-0A-032-SEM Document #: 2026-4775 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Subdivision: AREA OF ACQUISITION MapRef: MB 5337 PG 292 Abbreviated Description: Subdivision:AREA OF ACQUISITION Map Ref:MB 5337 PG 292								
16	.31Mi.	**326 BLOOMSBURY CIR** **CAMDEN, SC 29020-7958**	05/20/2026	$5,328	$1	4390	//	2005	SF
	APN: C299-04-0A-031-SEM Document #: 2026-4774 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: MapRef: MB 3339 PG 120 Abbreviated Description: Map Ref:MB 3339 PG 120								
17	.36Mi.	**116 BLACK RIVER RD** **CAMDEN, SC 29020-9310**	03/09/2026	$5,000			//		311,454 SF
	APN: C299-00-00-065 Document #: 2026-2144 Document Type: Deed Price Code: Land Use: Governmental/Public Use (General) Legal: Tract No: 16 Abbreviated Description: Tract No:16								
18	.37Mi.	**3 GENESIS LN** **CAMDEN, SC 29020-7104**	03/31/2026	$17,000	$5	3238	//	2010	23,522 SF
	APN: C299-00-00-001-SJZ Document #: 2026-2953 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Subdivision: AREA OF ACQUISITION MapRef: MB 2815 PG 109 Abbreviated Description: Subdivision:AREA OF ACQUISITION Map Ref:MB 2815 PG 109								
19	.41Mi.	**96 BLACK RIVER RD** **CAMDEN, SC 29020-9302**	05/20/2026	$3,600	$2	2069	//		SF
	APN: 299-14-00-011 Document #: 2026-4773 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal:								
20	.42Mi.	**4 GENESIS LN** **CAMDEN, SC 29020-7104**	03/23/2026	$22,978	$7	3154	//	2014	34,412 SF
	APN: C299-00-00-043-SJZ Document #: 2026-2599 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal:								

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.	**182 BLACK RIVER RD**	**06/03/2008**	$107,100	$107,100	1,211			18,731 SF	
.03Mi.	**176 BLACK RIVER RD**		$110,800	$110,800	1,855				
.06Mi.	**170 BLACK RIVER RD**		$97,700	$97,700	2,204				
.06Mi.	**193 HERMITAGE FARM RD**		$165,300	$165,300	2,586			3 SF	
.08Mi.	**166 BLACK RIVER RD**	**01/31/2017**	$99,100	$99,100	1,566				
.1Mi.	**160 BLACK RIVER RD**	**02/25/2015**	$61,000	$61,000	1,262				
.12Mi.	**404 GARRISON CT**	**12/21/2019**	$359,800	$359,800	4,425		2000		
.13Mi.	**154 BLACK RIVER RD**	**06/20/2008**	$111,100	$111,100	1,968				
.13Mi.	**402 GARRISON CT**	**10/06/2006**	$276,300	$276,300	3,038		2003	19,602 SF	
.14Mi.	**403 GARRISON CT**	**09/27/2018**	$258,700	$258,700	3,020		2007	20,038 SF	
.15Mi.	**396 BLOOMSBURY CIR**	**11/09/2023**	$413,000	$413,000	3,225		2001		
.15Mi.	**186 HERMITAGE FARM RD**	**05/26/2023**	$491,800	$491,800	3,214			5 SF	
.16Mi.	**392 BLOOMSBURY CIR**	**03/22/1999**	$267,300	$267,300	2,920		1998		
.17Mi.	**200 HERMITAGE FARM RD**	**12/16/2017**	$184,800	$184,800	2,496			5 SF	
.19Mi.	**160 HERMITAGE FARM RD**	**02/22/2023**	$128,200	$128,200	2,898		1984	5 SF	
.19Mi.	**210 BEAUFORT RD**	**10/27/1999**	$48,000	$48,000	1,300		1962		

Rent vs. Own

Households Occupied by Renters:	21%	Households Occupied by Owners:	68%

Demographics & Income

Median Age:	46.3 years old	Households:	11,087
Median Household Income:	$64,650	Households w/Family:	69%
Household Income Per Capita:	$34,584	Households w/Family Married:	53%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

School District

School District Zone:	Kershaw County School District	Students:	11,135
Number of Schools:	17	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.99Mi.	**Pine Tree Hill Elementary School** Number of Students: 505 Student-Teacher Ratio: 14.19	NA	Public	KG - 5
1.94Mi.	**Camden Middle School** Number of Students: 844 Student-Teacher Ratio: 14.65	C+	Public	6 - 8
1.95Mi.	**Camden High School** Number of Students: 1,136 Student-Teacher Ratio: 16 Advanced Placement: Yes	D	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	120%	HIGHER
BURGLARY	116%	HIGHER
MOTOR VEHICLE THEFT	118%	HIGHER
FORCIBLE ROBBERY	102%	SIMILAR
AGGRAVATED ASSAULT	129%	HIGHER
FORCIBLE RAPE	103%	SIMILAR
MURDER	114%	HIGHER
OVERALL	117%	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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