ICE SiteX Report

OrderID: 98761655

SiteX Property Information Report



Subject Property Location

1857 PARK RD, RIDGEWAY, SC 29130-8459

County:	**FAIRFIELD SC**	Census Tract:	9603.02
Property Use:	Single Family Residential	Zoning:	RD-1
Parcel Number:	1710001101000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$292,000**	FSD:	60	Common Confidence Score:	11
Value Range:	$116,800 - $467,200	ICE Confidence Score:	40		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$600	Market Land Value:	$10,000	Tax Year:	2025
Assd Improvement:	$8,154	Market Improvment Value:	$135,900	Total Taxable Value:	$1,829
Total Assessed Value:	$8,754	Total Assessor Market Value:	$145,900	Delinquent Year:	
				Tax Account ID:	14635
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 01
Abbreviated Description: 1857 PARK ROAD PLAT: 575 - 1520
City/Muni/Twp: FAIRFIELD COUNTY

Property Characteristics

Lot Size:	1.870 AC	Bedrooms:		Pool:	
Building Area:	1232 SF	Baths:	1	Fireplace:	
Year Built:		Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (Alum/Vinyl)
Number of Units:		Garage Type:		Heating:	Heat Pump
Number of Stories:	1	Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:	Crawl/Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/25/2024	Sales Price:	N/A
Document #:	202400001444 BK-PG 1635-25	Type of Sale:	Non Arms-Length Transfer
Contract Date:	06/19/2024		
Document Type:	Deed		

Legal Description:
Map Ref: SL 572 PG 1520
City/Muni/Twp: RIDGEWAY

Prior Transfer

Recording Date:	05/09/2024	Sales Price:	N/A
Document #:	572-1520 BK-PG 1635-25	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
District: 01
Abbreviated Description: 1857 PARK ROAD PLAT: 575 - 1520
City/Muni/Twp: FAIRFIELD COUNTY

Prior Transfer

Recording Date:	12/21/2016	Sales Price:	$66,326
Document #:	201600002884 BK-PG 1189-309	Type of Sale:	
Document Type:	Assignment		

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Legal Description:

Mortgage Record

Recording Date:	05/08/2015	Loan Amount:	N/A
Document #:	201500000995 BK-PG 1189-309	Loan Type:	Unknown Loan Type
Contract Date:	05/06/2015		
TD Due Date:		Type Finance:	

Legal Description:
Map Ref: 0

Prior Transfer

Recording Date:	04/23/2015	Sales Price:	$65,000
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
District: 01
Abbreviated Description: 1857 PARK ROAD PLAT: 575 - 1520
City/Muni/Twp: FAIRFIELD COUNTY

Area Sales Analysis

Total Area Sales	$530,000	Median # of Bedrooms	
Median Lot Size	3 SF	Median # of Baths	
Median Living Area	1,733 SF	Median Year Built	2008
Price Range - 2 Yrs	$205,000 to $325,000	Age Range	18 years to 18 years
Median Value	$265,000	Median Age	18 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.21Mi.	**2075 PARK RD** **RIDGEWAY, SC 29130-8460**	09/18/2026	$240,000	$148	1620	//	1995	1,306,800 SF	
		APN: 1710001147000 Document #: 202600002282 Document Type: Deed Price Code: A Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Tract No: B-1 MapRef: SL B PG 213 Abbreviated Description: Tract No:B-1 Map Ref:SL B PG 213City/Muni/Twp:CENTERVILLE City/Muni/Twp: CENTERVILLE								
2	.56Mi.	**PARK RD** **WINNSBORO, SC 29180-**	08/20/2026	$9,500			//		93,218 SF	
		APN: 1890002019000 Document #: 202600002001 Document Type: Deed Price Code: Land Use: Residential (General) (Single) Legal: Lot: 3B Section: 12 Subdivision: ESTATE OF JAMES WARD FOREMAN MapRef: SL 605 PG 3591 Abbreviated Description: Lot:3B Section:12 Subdivision:ESTATE OF JAMES WARD FOREMAN Map Ref:SL 605 PG 3591								
3	.69Mi.	**6071 SMALLWOOD RD** **RIDGEWAY, SC 29130-8446**	09/10/2026	$205,000	$114	1800	//	2008	44,867 SF	
		APN: 1700000150000 Document #: 202600002185 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:RIDGEWAY City/Muni/Twp: RIDGEWAY								
4	1.01Mi.	**PARK RD** **WINNSBORO, SC 29180-**	08/20/2026	$9,100			//		93,218 SF	
		APN: 1710002114000 Document #: 202600002000 Document Type: Deed Price Code: Land Use: Residential (General) (Single) Legal:								
5	2.15Mi.	**56 SETTLERS DR** **RIDGEWAY, SC 29130-7571**	09/04/2026	$180,999	$189	960	//		43,560 SF	
		APN: 1890008035000 Document #: 202600002160 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: MapRef: MB 1034 PG 215 Abbreviated Description: Map Ref:MB 1034 PG 215City/Muni/Twp:RIDGEWAY City/Muni/Twp: RIDGEWAY								
6	2.17Mi.	**138 HARMONY CIR** **RIDGEWAY, SC 29130-8432**	10/16/2026	$102,500	$71	1440	//	1996	104,980 SF	
		APN: 1870000077000 Document #: 202600002481 Document Type: Warranty Deed Price Code: A Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Abbreviated Description: City/Muni/Twp:RIDGEWAY City/Muni/Twp: RIDGEWAY								
7	2.19Mi.	**138 S CUB LN** **, SC 29130-**	09/17/2026	$31,200			//		45,302 SF	
		APN: 2050000100000 Document #: 202600002264 Document Type: Deed Price Code: Q Land Use: Residential (General) (Single) Legal: Lot: 3 Subdivision: PLAT OF 8 LOT MINOR SUBDIVISION FOR DONNA MapRef: SL 605 PG 3728 Abbreviated Description: Lot:3 Subdivision:PLAT OF 8 LOT MINOR SUBDIVISION FOR DONNA Map Ref:SL 605 PG 3728								
8	2.66Mi.	**630 TAYLOR LN** **ELGIN, SC 29045-8474**	10/16/2026	$203,350			//		12,188,087 SF	
		APN: 2060004003000 Document #: 202600002487 Document Type: Warranty Deed Price Code: A Land Use: Agricultural / Rural (General) Legal: Lot: 21 Subdivision: CROSSROAD FARMS MapRef: MB 3012 PG 605 Abbreviated Description: Lot:21 Subdivision:CROSSROAD FARMS Map Ref:MB 3012 PG 605								
9	2.93Mi.	**3000 LONGTOWN RD** **RIDGEWAY, SC 29130-9006**	08/27/2026	$515,000	$380	1356	//	1991	1,946,696 SF	
		APN: 1690004022000 Document #: 202600002064 Document Type: Warranty Deed Price Code: Q Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Tract No: 2 MapRef: SL 424 PG 31 Abbreviated Description: Tract No:2 Map Ref:SL 424 PG 31								
10	3.53Mi.	**10011 LONGTOWN RD** **RIDGEWAY, SC 29130-**	09/14/2026	$680,000	$507	1342	//		19,597,209 SF	
		APN: 1530000040000 Document #: 202600002241 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: MapRef: MB 1633 PG 285 Abbreviated Description: Map Ref:MB 1633 PG 285								

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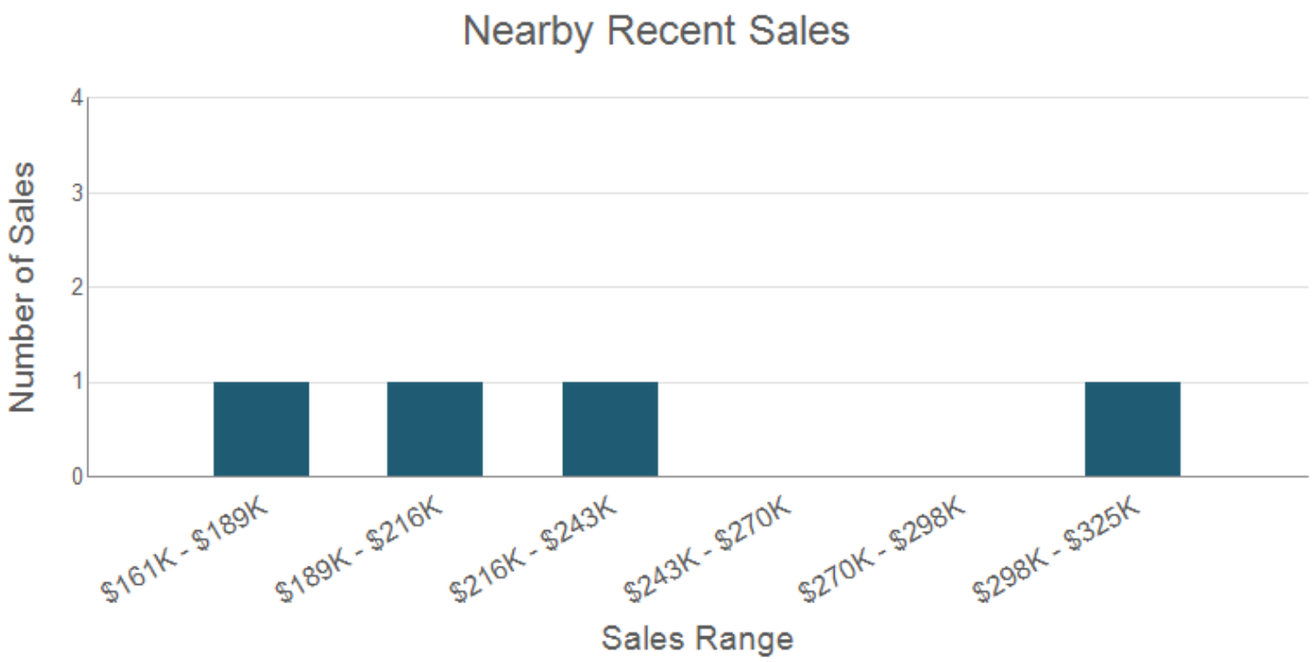
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11	4.18Mi.	**10250 STATE HIGHWAY 34 E** **RIDGEWAY, SC 29130-9469**	09/22/2026	$235,000	$187	1257	//	2019	32,670 SF
	APN: 1860206024000 Document #: 202600002291 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 16 Subdivision: LONGLEAF SUBDIVISION MapRef: MB 605 PG 1179 Abbreviated Description: Lot:16 Subdivision:LONGLEAF SUBDIVISION Map Ref:MB 605 PG 1179								
12	4.38Mi.	**224 RICE FIELDS RD** **RIDGEWAY, SC 29130-9089**	10/09/2026	$27,900	$23	1216	//	1998	43,560 SF
	APN: 1730000003000 Document #: 202600002433 Document Type: Limited Warranty Deed Price Code: A Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal:								
13	6Mi.	**379 N VALENCIA RD** **RIDGEWAY, SC 29130-9374**	09/14/2026	$277,500	$89	3122	//		63,598 SF
	APN: 1670403003000 Document #: 202600002246 Document Type: Special Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: MapRef: MB GT PG 338 Abbreviated Description: Map Ref:MB GT PG 338								
14	6.26Mi.	**1309 ROLLING HILLS RD** **RIDGEWAY, SC 29130-9146**	09/18/2026	$480,000	$271	1772	//		43,560 SF
	APN: 1350305052000 Document #: 202600002269 Document Type: Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 266 MapRef: MB 10 PG 132 Abbreviated Description: Lot:266 Map Ref:MB 10 PG 132								
15	6.27Mi.	**WANDERING LN** **RIDGEWAY, SC 29130-**	09/30/2026	$230,000			//		43,560 SF
	APN: 1350100021000 Document #: 202600002357 Document Type: Warranty Deed Price Code: Land Use: Residential (General) (Single) Legal: Lot: 46 Block: 10 Section: 10 MapRef: MB 10 PG 108 Abbreviated Description: Lot:46 Block:10 Section:10 Map Ref:MB 10 PG 108								
16	6.28Mi.	**1383 KINGFISHER DR** **RIDGEWAY, SC 29130-8281**	09/03/2026	$540,000	$301	1792	//	1995	43,560 SF
	APN: 1150301036000 Document #: 202600002145 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Lot: 11 Section: 14 MapRef: MB 10 PG 114 Abbreviated Description: Lot:11 Section:14 Map Ref:MB 10 PG 114								
17	6.28Mi.	**1645 ROLLING HILLS RD** **RIDGEWAY, SC 29130-8905**	08/31/2026	$260,000	$246	1056	//		43,560 SF
	APN: 1350400003000 Document #: 202600002104 Document Type: Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 257 Section: 6 MapRef: MB 10 PG 132 Abbreviated Description: Lot:257 Section:6 Map Ref:MB 10 PG 132								
18	6.29Mi.	**47 WANDERING LN** **RIDGEWAY, SC 29130-8941**	09/30/2026	$230,000	$252	912	//	1986	43,560 SF
	APN: 1350100020000 Document #: 202600002358 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 47 Block: 10 Section: 10 Subdivision: WATEREE LAKE MapRef: MB 10 PG 108 Abbreviated Description: Lot:47 Block:10 Section:10 Subdivision:WATEREE LAKE Map Ref:MB 10 PG 108								
19	6.61Mi.	**2165 ROLLING HILLS RD** **RIDGEWAY, SC 29130-9096**	09/14/2026	$542,500	$300	1809	//		43,560 SF
	APN: 1350400049000 Document #: 202600002239 Document Type: Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 95 Subdivision: CRESCENT LAND & TIMBER CORP LAKE WATEREE REVIS MapRef: SL 429 PG 83 Abbreviated Description: Lot:95 Subdivision:CRESCENT LAND & TIMBER CORP LAKE WATEREE REVIS Map Ref:SL 429 PG 83City/Muni/Twp:FAIRFIELD City/Muni/Twp: FAIRFIELD								
20	6.74Mi.	**TRACT 4-A ON DUTCHMANS CRK** **WINNSBORO, SC 29180-**	08/31/2026	$69,100			//		1,003,187 SF
	APN: 1130000009000 Document #: 202600002108 Document Type: Deed Price Code: Land Use: Agricultural / Rural (General) Legal: Lot: 4-A Subdivision: AH RION ESTATE Tract No: 4-A MapRef: MB B PG 276 Abbreviated Description: Lot:4-A Subdivision:AH RION ESTATE Tract No:4-A Map Ref:MB B PG 276								

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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.	**1857 PARK RD**	**05/09/2024**	$145,900	$8,754	1,232	//1		2 SF	
.15Mi.	**2070 PARK RD**	**03/31/2017**	$177,900	$7,116	1,862			40,946 SF	
.21Mi.	**1840 PARK RD**	**04/01/2025**	$288,100	$11,134	2,052		2000	3 SF	
.37Mi.	**2776 BELLFIELD RD**	**09/20/2018**	$236,500	$9,460	1,378		2018	2 SF	
.38Mi.	**2754 BELLFIELD RD**	**05/01/2018**	$231,600	$13,896	1,378		2018	2 SF	
.4Mi.	**2736 BELLFIELD RD**	**08/08/2022**	$183,200	$10,992	1,092		2001	2 SF	
.41Mi.	**2714 BELLFIELD RD**	**10/25/2023**	$163,100	$9,786	1,092		2002	1 SF	
.43Mi.	**2696 BELLFIELD RD**	**11/10/2017**	$196,800	$11,808	1,378		2017	1 SF	
.44Mi.	**2674 BELLFIELD RD**	**03/31/2006**	$183,000	$7,320	1,248		2006	1 SF	
.46Mi.	**2656 BELLFIELD RD**	**08/26/2003**	$176,300	$7,052	1,320			1 SF	
.48Mi.	**2634 BELLFIELD RD**	**02/18/2009**	$188,400	$7,536	1,408			1 SF	
.5Mi.	**2612 BELLFIELD RD**	**10/15/2020**	$181,300	$7,252	1,274			1 SF	
.53Mi.	**2564 BELLFIELD RD**	**10/16/2019**	$180,800	$7,232	1,272		2008	1 SF	
.54Mi.	**2542 BELLFIELD RD**	**06/22/2023**	$203,200	$8,128	1,272		2008	1 SF	
.55Mi.	**2522 BELLFIELD RD**	**08/28/2015**	$198,500	$7,940	1,162		2012	1 SF	
1.04Mi.	**2800FT N INT S-20-151 & S-20-67 E**	**09/02/2020**	$10,500	$630	420			1 SF	

Rent vs. Own

Households Occupied by Renters:	11%	Households Occupied by Owners:	69%

Demographics & Income

Median Age:	51.9 years old	Households:	2,524
Median Household Income:	$85,537	Households w/Family:	72%
Household Income Per Capita:	$41,717	Households w/Family Married:	58%
Most Common Education Level:	High School Graduate	Households w/Family Children:	23%

School District

School District Zone:	Fairfield County School District	Students:	2,103
Number of Schools:	8	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
13.69Mi.	**Fairfield Central High School** Number of Students: 619 Student-Teacher Ratio: 11.68 Advanced Placement: Yes	D+	Public	9 - 12
13.82Mi.	**Fairfield Middle School**	B-	Public	7 - 8

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Number of Students: 311 Student-Teacher Ratio: 8.64			
5.23Mi. **Geiger Elementary School** Number of Students: 262 Student-Teacher Ratio: 13.1	NA	Public	PK - 6
14.85Mi. **Fairfield Magnet for Math and Science** Number of Students: 188 Student-Teacher Ratio: 9.4	NA	Public	PK - 6

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	47%	SIGNIFICANTLY LOWER
BURGLARY	127%	HIGHER
MOTOR VEHICLE THEFT	47%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	107%	SIMILAR
AGGRAVATED ASSAULT	120%	HIGHER
FORCIBLE RAPE	102%	SIMILAR
MURDER	103%	SIMILAR
OVERALL	99%	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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