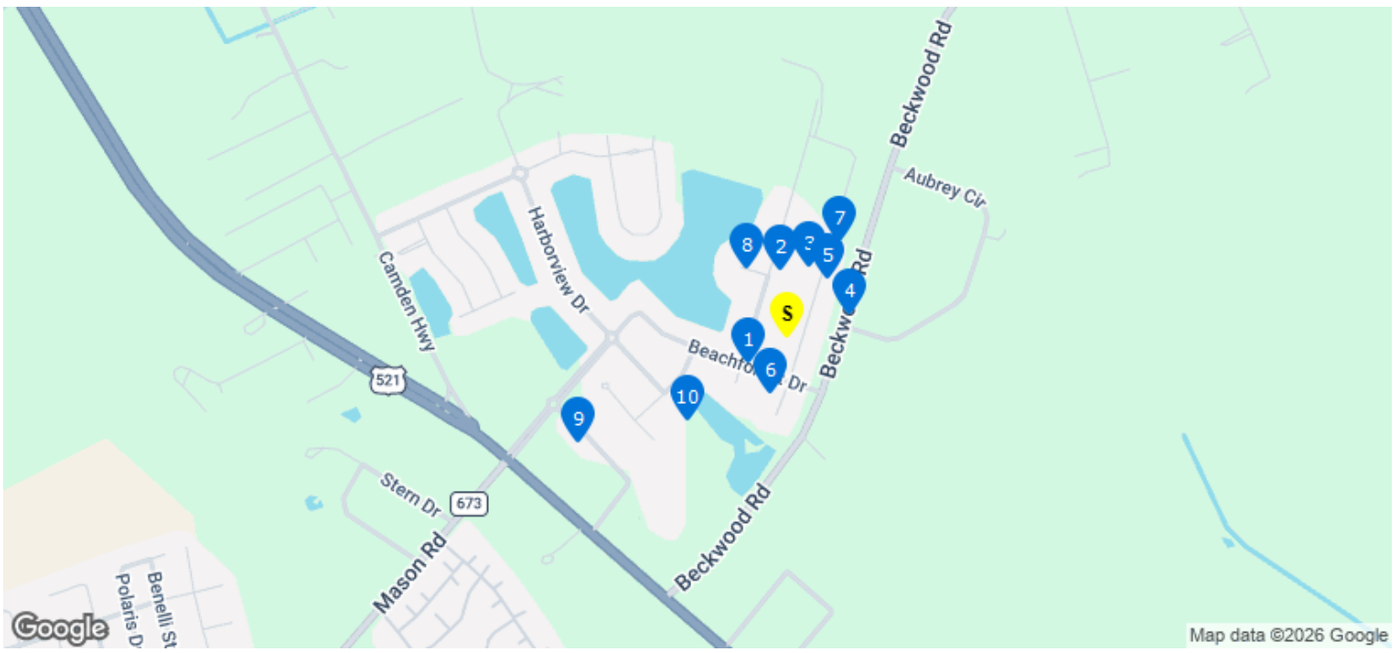
ICE SiteX Report

OrderID: 98788989

SiteX Property Information Report



Subject Property Location

1945 CURRITUCK DR, SUMTER, SC 29153-1952

County:	**SUMTER SC**	Census Tract:	0004.01
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	202-07-02-001	Thomas Bros Pg-Grid:	

Valuation

Value:	**$453,000**	FSD:	7	Common Confidence Score:	88
Value Range:	$421,290 - $484,710	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	17
Assd Land Value:	$1,120	Market Land Value:	$28,000	Tax Year:	2025
Assd Improvement:	$14,428	Market Improvment Value:	$360,697	Total Taxable Value:	$62
Total Assessed Value:	$15,548	Total Assessor Market Value:	$388,697	Delinquent Year:	
				Tax Account ID:	23674
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 88 Map Ref: PB 2004-00010

Abbreviated Description:	LOT 88 PB04-10 0.46 AC
City/Muni/Twp:	CITY OF SUMTER

Property Characteristics

Lot Size:	20,038 SF	Bedrooms:	3	Pool:	
Building Area:	3269 SF	Baths:	3	Fireplace:	
Year Built:	2005	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Brick
Number of Units:	1	Garage Type:	Garage	Heating:	Yes
Number of Stories:	1	Number of Cars:	2	A/C:	Yes
Style:		Basement:		Roof Cover:	Shingle (Not Wood)
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/24/2026	Sales Price:	N/A
Document #:	BK-PG 1323-4037	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	02/28/2024	Sales Price:	N/A
Document #:	BK-PG 1314-3090	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	02/13/2024	Loan Amount:	N/A
Document #:	BK-PG 1323-4037	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	02/06/2024		
TD Due Date:	03/01/2054	Type Finance:	
Legal Description:			

Subdivision: BEACH FOREST VILLAGE Map Ref: 0

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Mortgage Record

Recording Date:	05/15/2023	Loan Amount:	N/A
Document #:	1314/3090 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	05/12/2023		
TD Due Date:	06/01/2053	Type Finance:	

Legal Description:
Subdivision: BEACH FOREST VILLAGE Phase No: 1

Prior Transfer

Recording Date:	05/15/2023	Sales Price:	$398,000
Document #:	BK-PG 1314-3086	Type of Sale:	Arms-Length Transfer
Contract Date:	05/12/2023		
Document Type:	Deed		

Legal Description:
Subdivision: BEACH FOREST VILLAGE Phase No: 1

Mortgage Record

Recording Date:	10/07/2005	Loan Amount:	N/A
Document #:	BK-PG 1000-001323	Loan Type:	Credit Line (Revolving)
Contract Date:	10/06/2005		
TD Due Date:		Type Finance:	VAR

Legal Description:
Subdivision: BEACH FOREST SUBDIVISION Phase No: I Map Ref: 0

Prior Transfer

Recording Date:	10/07/2005	Sales Price:	$306,500
Document #:	BK-PG 1000-001283	Type of Sale:	Arms-Length Transfer
Contract Date:	10/06/2005		
Document Type:	Deed		

Legal Description:
Subdivision: BEACH FOREST VILLAGE SUBDIVISION PHASE I Map Ref: MB2004 PG10

Area Sales Analysis

Total Area Sales	$3,945,799	Median # of Bedrooms	4
Median Lot Size	16,335 SF	Median # of Baths	3
Median Living Area	2,952 SF	Median Year Built	2010
Price Range - 2 Yrs	$260,000 to $500,000	Age Range	2 years to 21 years
Median Value	$397,000	Median Age	16 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.08Mi.	**1885 CURRITUCK DR** **SUMTER, SC 29153-1959**	05/28/2026	$353,000	$139	2536	8/3/2	2018	17,860 SF	
		APN: 202-07-05-041 Document #: Document Type: Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 54 Subdivision: BEACH FOREST SUBDIVISION Phase No: 1 MapRef: MB 2005 PG 322 Abbreviated Description: Lot:54 Subdivision:BEACH FOREST SUBDIVISION Phase No:1 Map Ref:MB 2005 PG 322								
2	.1Mi.	**1985 HATTERAS WAY** **SUMTER, SC 29153-1961**	03/05/2026	$405,000	$139	2920	8/4/3	2015	14,810 SF	
		APN: 202-03-03-001 Document #: Document Type: Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 345 Subdivision: BEACH FOREST SUBDIVISION Phase No: II MapRef: MB PB2006 PG 163 Abbreviated Description: Lot:345 Subdivision:BEACH FOREST SUBDIVISION Phase No:II Map Ref:MB PB2006 PG 163								
3	.11Mi.	**2010 HATTERAS WAY** **SUMTER, SC 29153-1966**	04/28/2026	$353,000	$112	3162	8/3/2	2007	13,068 SF	
		APN: 202-03-04-004 Document #: Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 335 Section: II Subdivision: BEACH FOREST SUBDIVISION Phase No: II MapRef: MB PB2006 PG 163 Abbreviated Description: Lot:335 Section:II Subdivision:BEACH FOREST SUBDIVISION Phase No:II Map Ref:MB PB2006 PG 163City/Muni/Twp:PROVIDENCE City/Muni/ Twp: PROVIDENCE								
4	.12Mi.	**30 CURRITUCK CT** **SUMTER, SC 29153-1960**	03/24/2026	$500,000	$125	4012	9/5/3	2013	26,572 SF	
		APN: 202-02-02-007 Document #: Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Lot: 42 Subdivision: BEACH FOREST SUBDIVISION Phase No: II MapRef: MB PB2005 PG 446 Abbreviated Description: Lot:42 Subdivision:BEACH FOREST SUBDIVISION Phase No:II Map Ref:MB PB2005 PG 446								
5	.16Mi.	**2050 HATTERAS WAY** **SUMTER, SC 29153-1966**	06/29/2026	$389,000	$152	2567	10/4/3	2024	13,068 SF	
		APN: 202-03-04-008 Document #: Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 211 Subdivision: BEACH FOREST SUBDIVISION Phase No: V MapRef: MB 2022 PG 141 Abbreviated Description: Lot:211 Subdivision:BEACH FOREST SUBDIVISION Phase No:V Map Ref:MB 2022 PG 141								
6	.17Mi.	**1905 HARBORVIEW DR** **SUMTER, SC 29153-8306**	05/29/2026	$325,000	$137	2378	8/3/3	2006	13,068 SF	
		APN: 202-07-04-009 Document #: Document Type: Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 134 Subdivision: BEACH FOREST SUBDIVISION Phase No: 1 MapRef: MB 2005 PG 322 Abbreviated Description: Lot:134 Subdivision:BEACH FOREST SUBDIVISION Phase No:1 Map Ref:MB 2005 PG 322								
7	.19Mi.	**1825 BEACHFOREST WAY** **SUMTER, SC 29153-1957**	08/25/2026	$260,000	$114	2286	7/3/2	2005	10,019 SF	
		APN: 202-07-05-030 Document #: Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 99 Section: 30 Subdivision: RAFTING CREEK TOWNSHIP Phase No: I MapRef: MB PB PG 10 Abbreviated Description: Lot:99 Section:30 Subdivision:RAFTING CREEK TOWNSHIP Phase No:I Map Ref:MB PB PG 10								

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8	.2Mi.	**1920 HARBORVIEW DR** **SUMTER, SC 29153-8305**	04/07/2026	$285,000	$129	2201	9/3/2	2007	9,583 SF

APN: 202-07-05-006 Document #:
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 102 Subdivision: BEACH FOREST SUBDIVISION Phase No: 1 MapRef: MB 2004 PG 10 Abbreviated Description: Lot:102 Subdivision:BEACH FOREST SUBDIVISION Phase No:1 Map Ref:MB 2004 PG 10

9	.22Mi.	**2065 CURRITUCK DR** **SUMTER, SC 29153-1962**	12/19/2025	$399,900			//		SF

APN: 202-03-04-020 Document #:
Document Type: Special Warranty Deed Price Code: A
Land Use: Vacant Land (General)
Legal: Lot: 214 Subdivision: BEACH FOREST SUBDIVISION Phase No: V MapRef: MB 2024 PG 251 Abbreviated Description: Lot:214 Subdivision:BEACH FOREST SUBDIVISION Phase No:V Map Ref:MB 2024 PG 251

10	.23Mi.	**2015 HARBORVIEW DR** **SUMTER, SC 29153-8317**	07/21/2026	$535,000	$130	4115	10/5/3	2011	11,326 SF

APN: 202-07-01-013 Document #:
Document Type: Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 154 Subdivision: BEACH FOREST SUBDIVISION MapRef: MB 2010 PG 143 Abbreviated Description: Lot:154 Subdivision:BEACH FOREST SUBDIVISION Map Ref:MB 2010 PG 143

11	.29Mi.	**2165 INDIANGRASS CV** **SUMTER, SC 29153-8411**	08/17/2026	$315,000	$138	2287	7/3/2	2017	10,454 SF

APN: 202-02-05-003 Document #:
Document Type: Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 102 Section: 1 Subdivision: BEACH FOREST SUBDIVISION Phase No: 4 MapRef: MB PB2014 PG 167 Abbreviated Description: Lot:102 Section:1 Subdivision:BEACH FOREST SUBDIVISION Phase No:4 Map Ref:MB PB2014 PG 167City/Muni/Twp:SUMTER City/Muni/Twp: SUMTER

12	.31Mi.	**2125 HARBORVIEW DR** **SUMTER, SC 29153-8326**	04/06/2026	$340,000	$153	2226	8/4/3	2010	9,583 SF

APN: 202-02-03-006 Document #:
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 161 Subdivision: BEACH FOREST SUBDIVISION SECTION 3 PHASE 3 MapRef: MB PB2006 PG 288 Abbreviated Description: Lot:161 Subdivision:BEACH FOREST SUBDIVISION SECTION 3 PHASE 3 Map Ref:MB PB2006 PG 288

13	.32Mi.	**2130 CURRITUCK DR** **SUMTER, SC 29153-1978**	07/16/2026	$341,900			//		SF

APN: 202-02-02-019 Document #:
Document Type: Special Warranty Deed Price Code: A
Land Use: Vacant Land (General)
Legal: Lot: 245 Subdivision: BEACH FOREST Phase No: V MapRef: MB PB PG 252 Abbreviated Description: Lot:245 Subdivision:BEACH FOREST Phase No:V Map Ref:MB PB PG 252

14	.32Mi.	**2123 CURRITUCK DR** **SUMTER, SC 29153-1978**	04/16/2026	$340,000			//		SF

APN: 202-03-03-023 Document #:
Document Type: Special Warranty Deed Price Code: A
Land Use: Vacant Land (General)
Legal: Lot: 226 Subdivision: BEACH FOREST SUBDIVISION Phase No: V MapRef: MB PB2025 PG 159 Abbreviated Description: Lot:226 Subdivision:BEACH FOREST SUBDIVISION Phase No:V Map Ref:MB PB2025 PG 159

15	.33Mi.	**1964 CASTLEROCK DR** **SUMTER, SC 29153-1943**	03/18/2026	$300,000	$130	2300	12/5/3	2023	10,019 SF

APN: 202-07-07-008 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 17 Subdivision: BEACH FOREST SUBDIVISION MapRef: MB 2022 PG 95 Abbreviated Description: Lot:17 Subdivision:BEACH FOREST SUBDIVISION Map Ref:MB 2022 PG 95

16	.33Mi.	**2140 CURRITUCK DR** **SUMTER, SC 29153-1978**	03/03/2026	$389,900			//		SF

APN: 202-02-02-020 Document #:
Document Type: Special Warranty Deed Price Code: A
Land Use: Vacant Land (General)
Legal: Lot: 244 Subdivision: BEACH FOREST SUBDIVISION PHASE V MapRef: MB 2024 PG 252 Abbreviated Description: Lot:244 Subdivision:BEACH FOREST SUBDIVISION PHASE V Map Ref:MB 2024 PG 252

17	.34Mi.	**2150 CURRITUCK DR** **SUMTER, SC 29153-1978**	04/10/2026	$340,000			//		SF

APN: 202-02-02-021 Document #:
Document Type: Special Warranty Deed Price Code: A
Land Use: Vacant Land (General)
Legal: Lot: 240 Subdivision: BEACH FOREST SUBDIVISION Phase No: V MapRef: MB PB2025 PG 159 Abbreviated Description: Lot:240 Subdivision:BEACH FOREST SUBDIVISION Phase No:V Map Ref:MB PB2025 PG 159

18	.34Mi.	**1980 CASTLEROCK DR** **SUMTER, SC 29153-1943**	03/27/2026	$415,000	$125	3318	10/5/3	2022	10,454 SF

APN: 202-07-07-013 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 22 Subdivision: BEACH FOREST VILLAGE MapRef: MB PB2022 PG 95 Abbreviated Description: Lot:22 Subdivision:BEACH FOREST VILLAGE Map Ref:MB PB2022 PG 95

19	.35Mi.	**2160 CURRITUCK DR** **SUMTER, SC 29153-1978**	03/02/2026	$349,900			//		SF

APN: 202-02-02-022 Document #:
Document Type: Special Warranty Deed Price Code: A
Land Use: Vacant Land (General)
Legal: Lot: 239 Subdivision: BEACH FOREST SUBDIVISION Phase No: V MapRef: MB 2024 PG 273 Abbreviated Description: Lot:239 Subdivision:BEACH FOREST SUBDIVISION Phase No:V Map Ref:MB 2024 PG 273

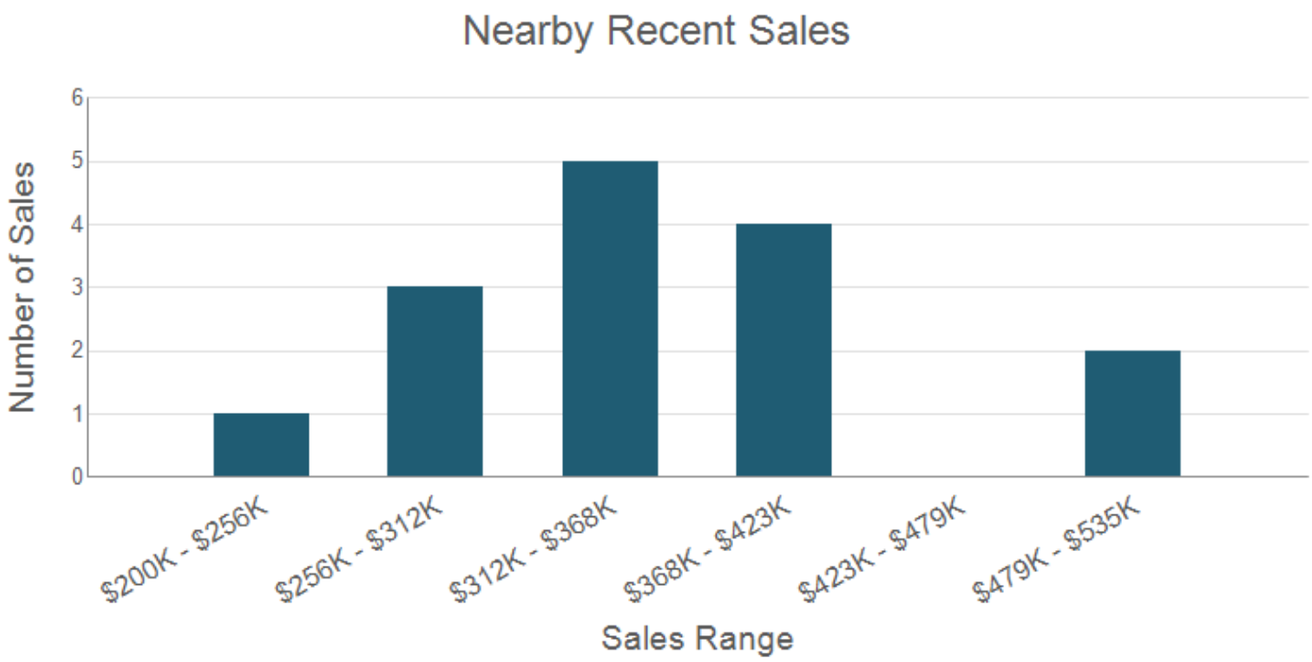
20	.36Mi.	**2141 CURRITUCK DR** **SUMTER, SC 29153-1978**	06/01/2026	$355,000			//		SF

APN: 202-03-03-026 Document #:
Document Type: Special Warranty Deed Price Code: A
Land Use: Vacant Land (General)
Legal: Lot: 229 Subdivision: BEACH FOREST SUBDIVISION Phase No: V MapRef: MB PB2025 PG 159 Abbreviated Description: Lot:229 Subdivision:BEACH FOREST SUBDIVISION Phase No:V Map Ref:MB PB2025 PG 159

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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.	**1945 CURRITUCK DR**	**05/15/2023**	$388,697	$15,548	3,269	7/3/3	2005	20,038 SF	
.02Mi.	**1925 CURRITUCK DR**	**03/07/2023**	$376,279	$15,050	3,096	7/3/3	2005	20,038 SF	
.02Mi.	**1965 CURRITUCK DR**	**03/02/2023**	$484,399	$19,370	4,685	8/3/2	2007	20,038 SF	
.03Mi.	**1940 HATTERAS WAY**	**04/04/2022**	$295,331	$11,820	2,370	10/4/3	2009	13,068 SF	
.04Mi.	**1930 HATTERAS WAY**	**06/18/2009**	$278,088	$11,120	2,942	7/3/2	2009	13,068 SF	
.04Mi.	**1950 HATTERAS WAY**	**03/31/2010**	$197,809	$7,920	2,549	8/4/2	2010	13,068 SF	
.04Mi.	**1920 HATTERAS WAY**	**02/04/2022**	$274,294	$10,972	2,461	8/3/2	2007	13,068 SF	
.04Mi.	**1985 CURRITUCK DR**	**08/15/2017**	$391,997	$15,680	3,251	7/4/3	2013	20,038 SF	
.04Mi.	**1960 HATTERAS WAY**	**03/28/2022**	$309,613	$12,385	2,493	8/4/2	2010	13,068 SF	
.04Mi.	**1960 CURRITUCK DR**	**01/10/2025**	$310,608	$12,420	2,982	8/3/3	2006	20,038 SF	
.05Mi.	**1905 CURRITUCK DR**	**07/21/2020**	$353,074	$14,130	3,090	8/3/3	2006	17,860 SF	
.05Mi.	**1920 CURRITUCK DR**	**04/30/2021**	$336,499	$13,460	2,598	7/3/3	2005	19,166 SF	
.05Mi.	**2365 BEACHFOREST DR**	**04/29/2019**	$287,247	$11,490	2,608	10/4/3	2019	19,166 SF	
.05Mi.	**1970 HATTERAS WAY**	**10/07/2013**	$271,187	$10,850	2,552	7/3/3	2007	13,068 SF	
.06Mi.	**60 CURRITUCK CT**	**07/19/2016**	$337,464	$13,499	2,949	8/3/2	2006	23,087 SF	P
.06Mi.	**2375 BEACHFOREST DR**	**05/29/2009**	$321,615	$19,290	3,279	7/3/2	2010	19,602 SF	

Rent vs. Own

Households Occupied by Renters:	23%	Households Occupied by Owners:	66%

Demographics & Income

Median Age:	40.0 years old	Households:	6,343
Median Household Income:	$66,175	Households w/Family:	68%
Household Income Per Capita:	$32,485	Households w/Family Married:	43%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Sumter County Consolidated School District	Students:	13,871
Number of Schools:	25	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.88Mi.	**Crestwood High School** Number of Students: 1,105 Student-Teacher Ratio: 19.39	D-	Public	9 - 12
5.80Mi.	**Oakland Primary School** Number of Students: 520	NA	Public	PK - 1

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Student-Teacher Ratio: 15.95				
4.91Mi. **High Hills Elementary School** Number of Students: 435 Student-Teacher Ratio: 17.4		NA	Public	4 - 5
2.70Mi. **Ebenezer Middle School** Number of Students: 352 Student-Teacher Ratio: 13.04		D+	Public	6 - 8
5.27Mi. **Shaw Heights Elementary School** Number of Students: 404 Student-Teacher Ratio: 13.47		NA	Public	2 - 3

Flood Report

The Subject Property of **1945 CURRITUCK DR, SUMTER, SC 29153-1952** 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	101%	SIMILAR
BURGLARY	128%	HIGHER
MOTOR VEHICLE THEFT	100%	SIMILAR
FORCIBLE ROBBERY	102%	SIMILAR
AGGRAVATED ASSAULT	112%	HIGHER
FORCIBLE RAPE	126%	HIGHER
MURDER	116%	HIGHER
OVERALL	115%	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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