ICE SiteX Report

OrderID: 98458092

SiteX Property Information Report



Subject Property Location

196 MOUNT PLEASANT DR, MONCKS CORNER, SC 29461-4381

County:	**BERKELEY SC**	Census Tract:	450150203.043018
Property Use:	Mobile/Manufactured Home (regardless of ownership)	Land Zoning:	BERKELEY COUNTY - FLEX1
Parcel Number:	103-00-03-110	Thomas Bros Pg-Grid:	

Valuation

Value:	**$352,000**	FSD:	18	Common Confidence Score:	43
Value Range:	$288,640 - $415,360	ICE Confidence Score:	82		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	T05
Assd Land Value:	$2,400	Market Land Value:	$60,000	Tax Year:	2025
Assd Improvement:	$7,720	Market Improvment Value:	$193,000	Total Taxable Value:	$1,185
Total Assessed Value:	$10,120	Total Assessor Market Value:	$253,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 1 Subdivision: TAIL RACE CANAL TO SANTEE CIRCLE
Abbreviated Description: LOT 10.997 AC

Property Characteristics

Lot Size:	1.000 AC	Bedrooms:		Pool:	
Building Area:	2128 SF	Baths:		Fireplace:	
Year Built:	2021	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/06/2026	Sales Price:	$289,656
Document #:	2026000409 BK-PG 4098-723	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/29/2021	Sales Price:	$295,000
Document #:	2021060560 BK-PG 4098-718	Type of Sale:	Verified Sale Price
Contract Date:	12/21/2021		
Document Type:			
Legal Description:			

Lot: 1 Subdivision: SUBDIVISION SURVEY OF 1 994 ACRES BEING TMS 103 00 Map Ref: DOC 2021037476

Prior Transfer

Recording Date:	12/29/2021	Sales Price:	$295,000
Document #:	BK-PG 4098 -718	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Lot: 1 Subdivision: TAIL RACE CANAL TO SANTEE CIRCLE
Abbreviated Description: LOT 10.997 AC

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Prior Transfer

Recording Date:	09/23/2021	Sales Price:	$299,000
Document #:	2021045203 BK-PG 3982-364	Type of Sale:	Verified Sale Price
Contract Date:	09/15/2021		
Document Type:			

Legal Description:
Subdivision: SUBDIVISION SURVEY OF 1 994 ACRES BEING TMS 103 00 Map Ref: DOC 2021037476
City/Muni/Twp: ST STEPHEN PARISH

Prior Transfer

Recording Date:	05/03/2021	Sales Price:	$69,900
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/03/2021	Sales Price:	$69,900 Multiple Parcels Involved in this transaction
Document #:	2021020538 BK-PG 3794-143	Type of Sale:	Verified Sale Price
Contract Date:	04/23/2021		
Document Type:			

Legal Description:
Lot: D Subdivision: SUBDIVISION SURVEY OF TMS 103 00 03 044 CREATING L Map Ref: DOC 2020019636
City/Muni/Twp: ST STEPHEN PARISH

Area Sales Analysis

Total Area Sales	$1,466,000	Median # of Bedrooms	
Median Lot Size	60,984 SF	Median # of Baths	
Median Living Area	1,956 SF	Median Year Built	2023
Price Range - 2 Yrs	$275,000 to $540,000	Age Range	2 years to 16 years
Median Value	$325,500	Median Age	3 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	0Mi.	**308 POWER HOUSE RD** **MONCKS CORNER, SC 29461-4304**	06/16/2026	$540,000	$236	2280	//	2010	184,695 SF	
		APN: 103-00-03-109 Document #: 2026021594 Document Type: Price Code: V Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: C Subdivision: SUBDIVISION SURVEY OF TMS 103 00 03 044 CREATING L MapRef: DOC 2020019636 Abbreviated Description: Lot:C Subdivision:SUBDIVISION SURVEY OF TMS 103 00 03 044 CREATING L Map Ref:DOC 2020019636								
2	1.22Mi.	**371 EDISTO DR** **MONCKS CORNER, SC 29461-4345**	04/08/2026	$375,000	$155	2417	//	2024	SF	
		APN: 123-00-03-029 02 Document #: 2026012123 Document Type: Price Code: V Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 2 Subdivision: PLAT TO SUBDIVIDE LANDS OF LIGIA ESPERANZA GUEVARA MapRef: DOC 2026002239 Abbreviated Description: Lot:2 Subdivision:PLAT TO SUBDIVIDE LANDS OF LIGIA ESPERANZA GUEVARA Map Ref:DOC 2026002239								
3	.41Mi.	**512 RAILED RIDGE WAY** **MONCKS CORNER, SC 29461-4457**	05/29/2025	$275,000	$168	1632	//	2023	47,045 SF	
		APN: 103-00-03-112 Document #: 2025017280 Document Type: Price Code: V Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Subdivision: SUBDIVISION GREATIIVG THE 1 08 AC LOT PART OF TMS Abbreviated Description: Subdivision:SUBDIVISION GREATIIVG THE 1 08 AC LOT PART OF TMS								
4	.4Mi.	**525 RAILED RIDGE WAY** **MONCKS CORNER, SC 29461-4457**	05/22/2025	$276,000	$176	1568	//	2024	74,923 SF	
		APN: 103-00-03-069 Document #: 2025016436 Document Type: Price Code: V Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: MapRef: DOC 2024022694 Abbreviated Description: Map Ref:DOC 2024022694								

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.	**196 MOUNT PLEASANT DR**	**12/29/2021**	$253,000	$10,120	2,128		2021	1 SF	
0Mi.	**308 POWER HOUSE RD**	**05/16/2023**	$399,600	$15,984	2,280		2010	4 SF	
.26Mi.	**160 MOUNT PLEASANT DR**		$10,300	$296	1,344		1983		
.27Mi.	**170 MOUNT PLEASANT DR**	**02/17/1945**	$137,100	$3,825	1,200				
.27Mi.	**170 MOUNT PLEASANT DR**		$10,200	$444	1,300		1983		
.28Mi.	**186 MOUNT PLEASANT DR**	**09/23/2021**	$253,000	$10,120	2,128		2021	1 SF	
.3Mi.	**153 MOUNT PLEASANT DR**		$6,500	$180	672		1991		
.31Mi.	**159 MOUNT PLEASANT DR**		$12,600	$714	1,216	//2	1993		
.31Mi.	**102 ULMER LN**		$26,200	$1,048	1,680	//2	2004		
.32Mi.	**175 MOUNT PLEASANT DR**		$5,400	$216	924	//2	1996		
.33Mi.	**106 ULMER LN**		$15,600	$524	1,904	//2	1990		
.39Mi.	**218 NILAYE PL**	**01/26/2016**	$171,600	$3,040	1,824		2008	1 SF	
.4Mi.	**121 MOUNT PLEASANT DR**		$13,800	$828	1,248		1996		
.4Mi.	**525 RAILED RIDGE WAY**	**12/17/2024**	$260,700	$10,428	1,568		2024	2 SF	
.4Mi.	**227 SAMUEL LN**		$6,900	$230	840		1979		
.42Mi.	**213 SAMUEL LN**		$5,600	$336	728		1992		

Rent vs. Own

Households Occupied by Renters:	14%	Households Occupied by Owners:	80%

Demographics & Income

Median Age:	39.3 years old	Households:	17,892
Median Household Income:	$81,260	Households w/Family:	70%
Household Income Per Capita:	$36,374	Households w/Family Married:	55%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

School District

School District Zone:	Berkeley County School District	Students:	39,423
Number of Schools:	46	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
5.31Mi.	**Berkeley Elementary School** Number of Students: 658 Student-Teacher Ratio: 18.8	NA	Public	PK - 5
3.25Mi.	**Moncks Corner Elementary School** Number of Students: 670 Student-Teacher Ratio: 18.61	NA	Public	EE - 5
4.06Mi.	**Berkeley High School** Number of Students: 2,047 Student-Teacher Ratio: 18.28 Advanced Placement: Yes	D	Public	9 - 12
3.20Mi.	**Berkeley Middle School** Number of Students: 1,477 Student-Teacher Ratio: 20.23	C-	Public	6 - 8

Flood Report

The Subject Property of **196 MOUNT PLEASANT DR, MONCKS CORNER, SC 29461-4381** 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	81%	LOWER
BURGLARY	96%	SIMILAR
MOTOR VEHICLE THEFT	85%	LOWER
FORCIBLE ROBBERY	109%	SIMILAR
AGGRAVATED ASSAULT	92%	SIMILAR
FORCIBLE RAPE	104%	SIMILAR
MURDER	102%	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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