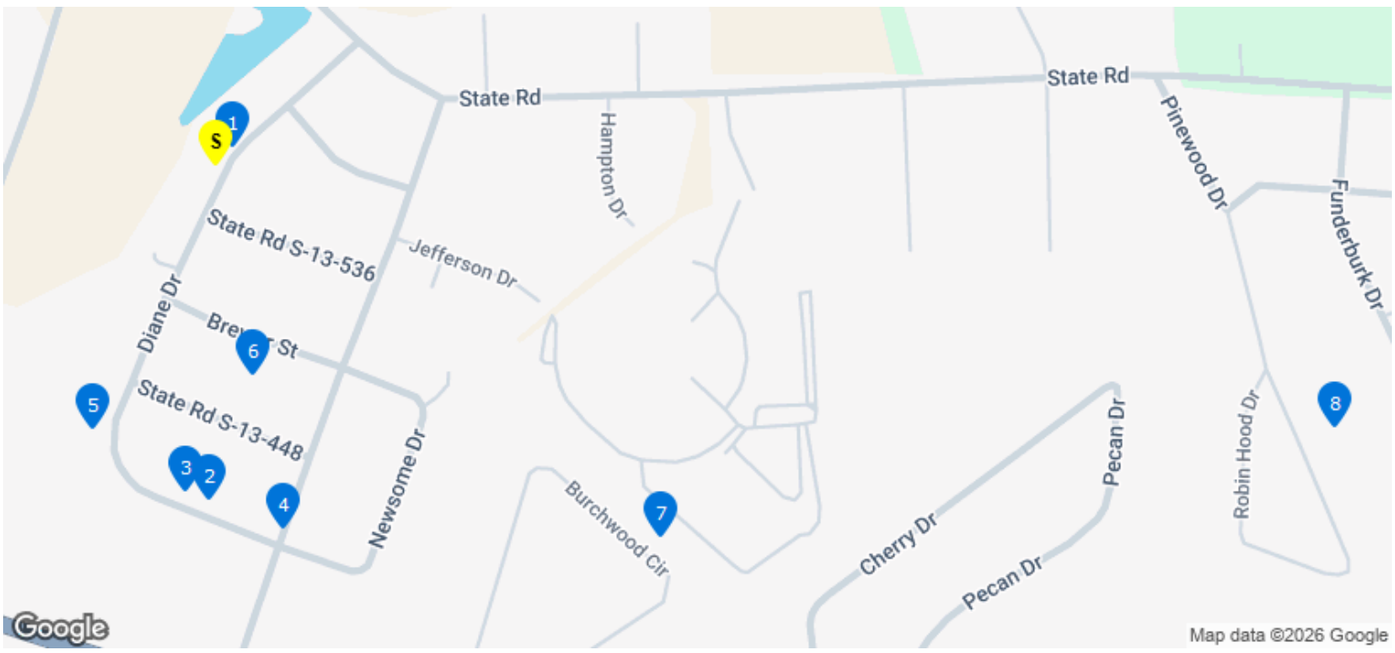
ICE SiteX Report

OrderID: 98761624

SiteX Property Information Report



Subject Property Location

206 DIANNE DR, CHERAW, SC 29520-2034

County:	**CHESTERFIELD SC**	Census Tract:	9505.04
Property Use:	Single Family Residential (Assumed)	Zoning:	
Parcel Number:	258 009 008 007	Thomas Bros Pg-Grid:	

Valuation

Value:	**$152,000**	FSD:	29	Common Confidence Score:	24
Value Range:	$107,920 - $196,080	ICE Confidence Score:	71		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	02
Assd Land Value:	$320	Market Land Value:	$8,000	Tax Year:	2025
Assd Improvement:	$3,110	Market Improvment Value:	$92,000	Total Taxable Value:	$924
Total Assessed Value:	$3,430	Total Assessor Market Value:	$100,000	Delinquent Year:	
				Tax Account ID:	00034144
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 81A Subdivision: WINDSOR PARK Map Ref: BK 33 PG 31
Abbreviated Description: LOT 81A WINDSOR PARK .47+/-AC

Property Characteristics

Lot Size:	20,473 SF	Bedrooms:		Pool:	
Building Area:	1160 SF	Baths:	1	Fireplace:	
Year Built:	1984	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Carport	Heating:	
Number of Stories:	1	Number of Cars:	1	A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	04/07/2025	Loan Amount:	N/A
Document #:	2025-1269 BK-PG 559-995	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	04/07/2025		
TD Due Date:	06/01/2054	Type Finance:	

Legal Description:
Subdivision: WINDSOR PARK SUBDIVISION Map Ref: 0
City/Muni/Twp: TOWN OF CHERAW

Prior Transfer

Recording Date:	12/20/2024	Sales Price:	$30,000
Document #:	2024-4847 BK-PG 559-995	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	11/04/2024	Sales Price:	$103,021
Document #:	2024-4140 BK-PG 552-487	Type of Sale:	
Document Type:	Assignment		

Legal Description:

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Mortgage Record

Recording Date:	05/22/2024	Loan Amount:	N/A
Document #:	2024-1807 BK-PG 552-487	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	05/16/2024		
TD Due Date:	06/01/2054	Type Finance:	

Legal Description:
Subdivision: WINDSOR PARK Map Ref: 0
City/Muni/Twp: TOWN OF CHERAW

Prior Transfer

Recording Date:	12/31/1999	Sales Price:	N/A
Document #:	BK-PG 299-1242	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Subdivision: WINDSOR PARK
Abbreviated Description: LOT 81A WINDSOR PARK .47+/-AC

Area Sales Analysis

Total Area Sales	$1,488,900	Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	2
Median Living Area	1,260 SF	Median Year Built	1968
Price Range - 2 Yrs	$100,000 to $400,000	Age Range	31 years to 65 years
Median Value	$154,950	Median Age	58.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.02Mi.	**204 DIANNE DR** **CHERAW, SC 29520-2034**	09/19/2025	$230,000	$190	1212	//1	1985	SF	
		APN: 258 009 008 006 Document #: 2025-3767 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential (Assumed) Legal: Lot: 76 District: 2 Subdivision: WINDSOR PARK MapRef: MB 20 PG 47 Abbreviated Description: Lot:76 District:2 Subdivision:WINDSOR PARK Map Ref:MB 20 PG 47City/Muni/Twp:TOWN OF CHERAW City/Muni/Twp: TOWN OF CHERAW								
2	.15Mi.	**403 DIANNE DR** **CHERAW, SC 29520-2009**	11/12/2025	$77,000			//1	1964	SF	
		APN: 258 009 007 002 Document #: 2025-4516 Document Type: Deed Price Code: Land Use: Residential Income (General) (Multi-Family) Legal: Lot: 41 Subdivision: WINDSOR PARK MapRef: MB 17 PG 109 Abbreviated Description: Lot:41 Subdivision:WINDSOR PARK Map Ref:MB 17 PG 109City/Muni/Twp:TOWN OF CHERAW City/Muni/Twp: TOWN OF CHERAW								
3	.24Mi.	**608 DIANNE DR** **CHERAW, SC 29520-2014**	02/19/2026	$159,900			/3/2	1965	SF	
		APN: 258 013 006 005 Document #: 2026-711 Document Type: Deed Price Code: A Land Use: Single Family Residential (Assumed) Legal: Lot: 56 District: 2 Subdivision: WINDSOR PARK MapRef: MB 14 PG 68 Abbreviated Description: Lot:56 District:2 Subdivision:WINDSOR PARK Map Ref:MB 14 PG 68City/Muni/Twp:TOWN OF CHERAW City/Muni/Twp: TOWN OF CHERAW								
4	.24Mi.	**606 DIANNE DR** **CHERAW, SC 29520-2014**	11/19/2025	$145,000	$141	1025	/3/2	1961	SF	
		APN: 258 013 006 004 Document #: 2025-4638 Document Type: Deed Price Code: A Land Use: Single Family Residential (Assumed) Legal: Lot: 57 Subdivision: WINDSOR PARK MapRef: MB 14 PG 68 Abbreviated Description: Lot:57 Subdivision:WINDSOR PARK Map Ref:MB 14 PG 68City/Muni/Twp:TOWN OF CHERAW City/Muni/Twp: TOWN OF CHERAW								
5	.42Mi.	**120 BURCHWOOD CIR** **CHERAW, SC 29520-2006**	03/21/2025	$135,000	$90	1507	//2	1983	SF	
		APN: 258 013 003 016 Document #: 2025-990 Document Type: Deed Price Code: Land Use: Single Family Residential (Assumed) Legal: Lot: 16 Subdivision: BURCHWOOD MapRef: MB 39 PG 183 Abbreviated Description: Lot:16 Subdivision:BURCHWOOD Map Ref:MB 39 PG 183City/Muni/Twp:CHERAW City/Muni/Twp: CHERAW								
6	.48Mi.	**1035 CHESTERFIELD HWY** **CHERAW, SC 29520-7011**	09/12/2025	$165,000			//		24,829 SF	P
		APN: 243 000 006 008 Document #: 2025-3638 Document Type: Warranty Deed Price Code: Land Use: Residential (General) (Single) Legal: Lot: 38 Subdivision: J WILSON LANEY ESTATE Abbreviated Description: Lot:38 Subdivision:J WILSON LANEY ESTATE City/Muni/Twp:CHERAW City/Muni/Twp: CHERAW								
7	.5Mi.	**169 CALVARY RD** **CHERAW, SC 29520-7106**	10/15/2026	$1,274,000	$209	6087	//	2007	95,396 SF	
		APN: 243 000 006 034 Document #: 2026-4412 Document Type: Limited Warranty Deed Price Code: Land Use: Commercial (General) Legal: MapRef: MB P PG 42 Abbreviated Description: Map Ref:MB P PG 42								
8	.59Mi.	**87 ISGETT CIR** **CHERAW, SC 29520-6606**	05/13/2026	$50,000			//	1962	21,780 SF	
		APN: 243 000 003 027 Document #: 2026-1998 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential (Assumed) Legal: Lot: 1-3 Block: 2 Subdivision: BROCKWELL MapRef: MB 11 PG 77 Abbreviated Description: Lot:1-3 Block:2 Subdivision:BROCKWELL Map Ref:MB 11 PG 77								
9	.59Mi.	**105 ISGETT CIR** **CHERAW, SC 29520-6609**	05/05/2026	$55,000			//	1967	SF	
		APN: 243 000 003 026 Document #: 2026-1891 Document Type: Deed Price Code: A Land Use: Residential Income (General) (Multi-Family) Legal: District: 2 MapRef: MB 12 PG 19 Abbreviated Description: District:2 Map Ref:MB 12 PG 19City/Muni/Twp:CHERAW City/Muni/Twp: CHERAW								
10	.67Mi.	**209 PECAN DR** **CHERAW, SC 29520-2105**	10/15/2025	$127,000			//	1965	SF	
		APN: 258 014 003 009 Document #: 2025-4134 Document Type: Warranty Deed Price Code: Land Use: Residential Income (General) (Multi-Family)								

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Legal: Lot: 43 Subdivision: TOWN & COUNTRY ESTATES MapRef: MB 11 PG 122 Abbreviated Description: Lot:43 Subdivision:TOWN & COUNTRY ESTATES Map Ref:MB 11 PG 122City/Muni/Twp:TOWN OF CHERAW City/Muni/Twp: TOWN OF CHERAW

11	.68Mi.	**1048 TEC RD** **CHERAW, SC 29520-7617**	04/17/2026	$172,500	$115	1496	/20/2	1965	30,492 SF

APN: 243 000 006 016 Document #: 2026-1628
Document Type: Deed Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 44A District: 2 Subdivision: SUBDIVISION OF C W DAVIS MapRef: MB 14 PG 21 Abbreviated Description: Lot:44A District:2 Subdivision:SUBDIVISION OF C W DAVIS Map Ref:MB 14 PG 21City/Muni/Twp:TOWN OF CHERAW City/Muni/Twp: TOWN OF CHERAW

12	.69Mi.	**234 PECAN DR** **CHERAW, SC 29520-2106**	04/29/2026	$53,000			//	1965	SF

APN: 258 014 003 011 Document #: 2026-1789
Document Type: Deed Price Code: A
Land Use: Residential Income (General) (Multi-Family)
Legal: MapRef: MB 42 PG 178 Abbreviated Description: Map Ref:MB 42 PG 178City/Muni/Twp:TOWN OF CHERAW City/Muni/Twp: TOWN OF CHERAW

13	.72Mi.	**103 LANEY RD** **CHERAW, SC 29520-6234**	05/05/2025	$300,000	$156	1926	//	1995	17,860 SF

APN: 243 000 002 081 Document #: 2025-1670
Document Type: Deed Price Code:
Land Use: Residential Income (General) (Multi-Family)
Legal: Lot: 2 District: 4 Subdivision: HAROLD C SMITH MapRef: MB 17 PG 152 Abbreviated Description: Lot:2 District:4 Subdivision:HAROLD C SMITH Map Ref:MB 17 PG 152City/Muni/Twp:TOWN OF PAGELAND City/Muni/Twp: TOWN OF PAGELAND

14	.74Mi.	**PINEWOOD DR** **, SC 29520-**	08/22/2025	$5,000			//		SF

APN: 258 010 002 011 Document #: 2025-3381
Document Type: Deed Price Code:
Land Use: Residential Income (General) (Multi-Family)
Legal: Lot: 9 Block: A Subdivision: BRIARWOOD SUBDIIVSION MapRef: MB B PG 404 Abbreviated Description: Lot:9 Block:A Subdivision:BRIARWOOD SUBDIIVSION Map Ref:MB B PG 404

15	.8Mi.	**697 CHESTERFIELD HWY** **CHERAW, SC 29520-7002**	11/03/2025	$1,144,085			//		270,508 SF

APN: 259 002 002 001 Document #: 2025-4408
Document Type: Warranty Deed Price Code: A
Land Use: Commercial (General)
Legal: MapRef: MB 19 PG 118 Abbreviated Description: Map Ref:MB 19 PG 118City/Muni/Twp:TOWN OF CHERAW City/Muni/Twp: TOWN OF CHERAW

16	.82Mi.	**600 ROBINHOOD DR** **CHERAW, SC 29520-2142**	09/25/2025	$345,000			//3	1999	SF

APN: 258 014 004 014 Document #: 2025-3836
Document Type: Warranty Deed Price Code: A
Land Use: Residential Income (General) (Multi-Family)
Legal: Lot: 26 Subdivision: SHERWOOD FOREST MapRef: MB C PG 25C Abbreviated Description: Lot:26 Subdivision:SHERWOOD FOREST Map Ref:MB C PG 25CCity/Muni/Twp:TOWN OF CHERAW City/Muni/Twp: TOWN OF CHERAW

17	.83Mi.	**618 PINEWOOD DR** **CHERAW, SC 29520-2143**	05/20/2026	$400,000			//	1995	SF

APN: 258 014 004 003 Document #: 2026-2104
Document Type: Deed Price Code: A
Land Use: Single Family Residential (Assumed)
Legal: Lot: 5,6 Subdivision: SHERWOOD FOREST MapRef: MB 41 PG 149 Abbreviated Description: Lot:5,6 Subdivision:SHERWOOD FOREST Map Ref:MB 41 PG 149City/Muni/Twp:TOWN OF CHERAW City/Muni/Twp: TOWN OF CHERAW

18	.84Mi.	**1004 TEC RD** **CHERAW, SC 29520-7617**	06/13/2025	$150,000	$111	1350	//	1960	21,780 SF

APN: 244 000 000 005 Document #: 2025-2294
Document Type: Warranty Deed Price Code:
Land Use: Residential Income (General) (Multi-Family)
Legal: MapRef: MB 18 PG 136 Abbreviated Description: Map Ref:MB 18 PG 136

19	.84Mi.	**27 CLYDE LANEY LN** **CHERAW, SC 29520-6695**	04/23/2025	$760,000	$181	4200	//2	2000	381,150 SF

APN: 243 000 003 061 Document #: 2025-1503
Document Type: Deed Price Code:
Land Use: Rural/Agricultural Residence
Legal: Lot: 2 MapRef: MB C PG 23-E Abbreviated Description: Lot:2 Map Ref:MB C PG 23-ECity/Muni/Twp:TOWN OF CHERAW City/Muni/Twp: TOWN OF CHERAW

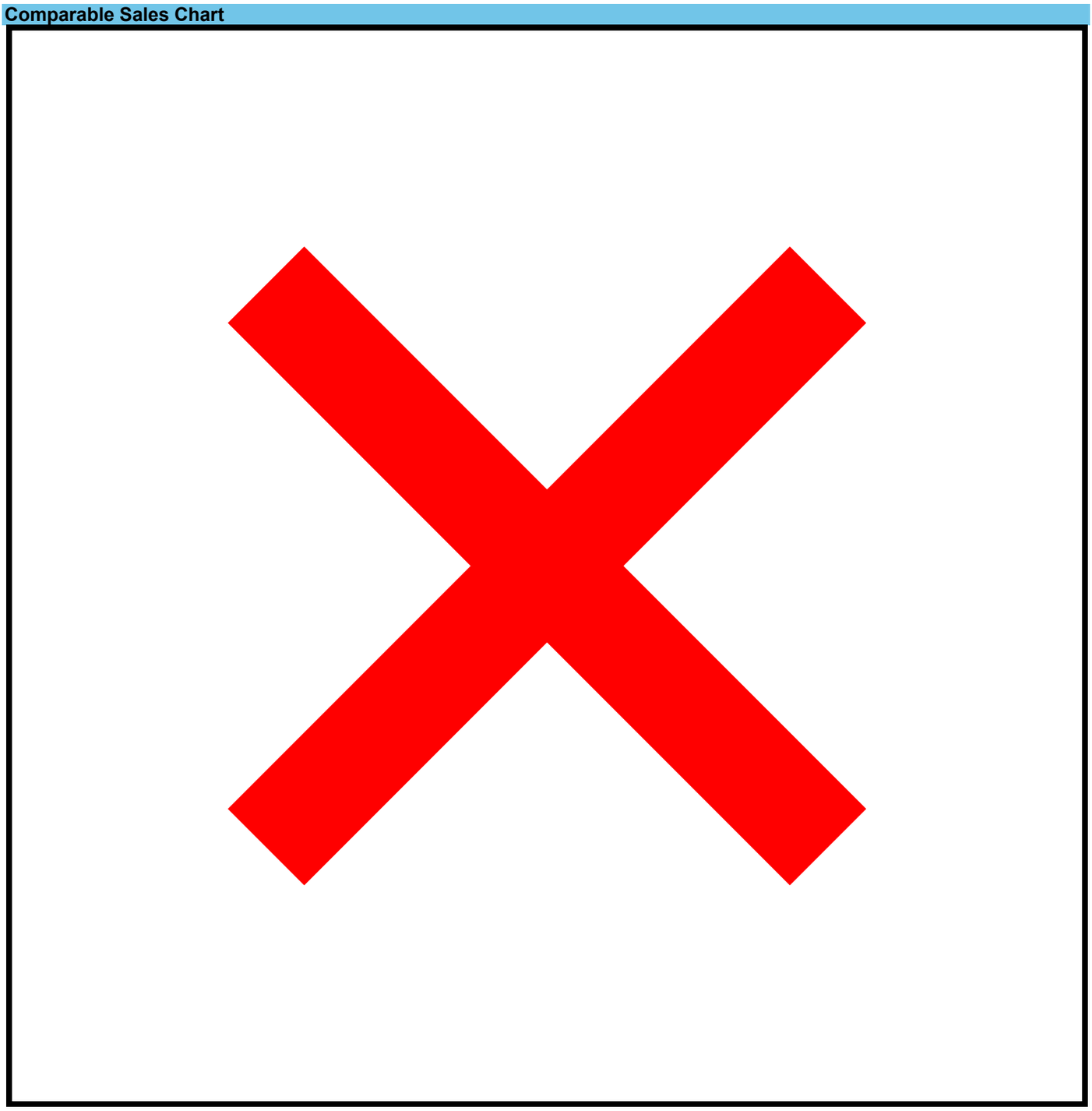
20	.98Mi.	**52 OAKDALE RD** **CHERAW, SC 29520-6239**	03/16/2026	$26,000			//		SF

APN: 243 000 002 052 Document #: 2026-1123
Document Type: Deed Price Code: A
Land Use: Residential (General) (Single)
Legal: Lot: 4 Block: B Subdivision: TOM W LANEY ESTATE MapRef: MB 22 PG 60 Abbreviated Description: Lot:4 Block:B Subdivision:TOM W LANEY ESTATE Map Ref:MB 22 PG 60City/Muni/Twp:TOWN OF CHERAW City/Muni/Twp: TOWN OF CHERAW

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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.

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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.	**206 DIANNE DR**	**12/31/1999**	$100,000	$3,430	1,160	//1	1984	20,473 SF	
.02Mi.	**208 DIANNE DR**	**02/07/1992**	$109,000	$3,850	1,274	//1	1966	20,473 SF	
.02Mi.	**204 DIANNE DR**	**04/10/2007**	$96,000	$3,310	1,212	//1	1985		
.04Mi.	**205 DIANNE DR**	**02/15/2011**	$115,000	$3,720	1,452	//1	1965	18,731 SF	
.05Mi.	**207 DIANNE DR**	**04/14/2022**	$123,000	$4,920		//1	1964		
.05Mi.	**203 DIANNE DR**	**12/14/2015**	$132,000	$4,260			1966		
.05Mi.	**200 DIANNE DR**	**06/29/2001**	$100,000	$3,460	1,160	//1	1987	11,761 SF	
.06Mi.	**300 DIANNE DR**	**08/29/2014**	$126,000	$4,060	1,708	//1	1967	21,780 SF	
.07Mi.	**201 DIANNE DR**	**02/10/2014**	$181,000	$5,810	2,484	//2	1972	13,068 SF	
.07Mi.	**108 SHARON ST**	**01/01/2015**	$129,000	$4,460	1,446	//1	1965	16,117 SF	
.07Mi.	**106 DIANNE DR**	**12/31/1999**	$96,000	$3,300	1,160	//1	1987	13,504 SF	
.07Mi.	**302 DIANNE DR**	**12/31/1999**	$108,000	$3,980		//1	1967		
.08Mi.	**107 BEVERLY ST**	**04/27/2018**	$109,000	$3,790		//1	1970	19,166 SF	
.08Mi.	**303 DIANNE DR**	**12/31/1999**	$133,000	$4,860	1,827	//2	1965	15,246 SF	
.09Mi.	**104 DIANNE DR**	**04/13/2023**	$122,000	$4,880		//2	1989		
.09Mi.	**106 SHARON ST**	**07/18/2023**	$121,000	$3,600	1,326	//2	1965	13,504 SF	

Rent vs. Own

Households Occupied by Renters:	26%	Households Occupied by Owners:	58%

Demographics & Income

Median Age:	46.4 years old	Households:	5,284
Median Household Income:	$44,514	Households w/Family:	61%
Household Income Per Capita:	$28,804	Households w/Family Married:	39%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	Chesterfield County School District	Students:	6,872
Number of Schools:	16	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.74Mi.	**Cheraw Primary School** Number of Students: 443 Student-Teacher Ratio: 14.29	NA	Public	PK - 2
1.21Mi.	**Cheraw Intermediate School** Number of Students: 407 Student-Teacher Ratio: 14.13	NA	Public	3 - 5
0.94Mi.	**Cheraw High School** Number of Students: 603 Student-Teacher Ratio: 12.56 Advanced Placement: Yes	D-	Public	9 - 12
1.16Mi.	**Long Middle School** Number of Students: 406 Student-Teacher Ratio: 12.3	C+	Public	6 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	134%	NOTABLY HIGHER
BURGLARY	137%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	135%	NOTABLY HIGHER
FORCIBLE ROBBERY	97%	SIMILAR
AGGRAVATED ASSAULT	137%	NOTABLY HIGHER
FORCIBLE RAPE	115%	HIGHER
MURDER	110%	HIGHER
OVERALL	120%	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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