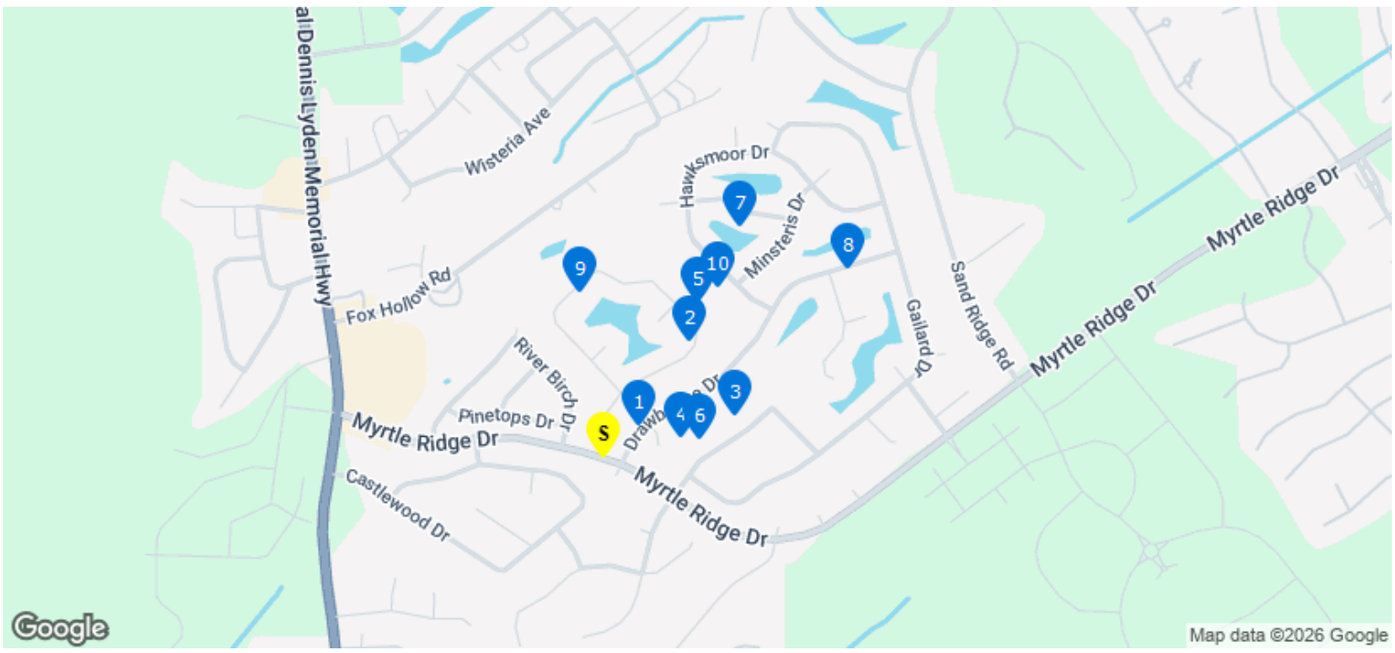
ICE SiteX Report

OrderID: 98761816

SiteX Property Information Report



Subject Property Location

208 PALACE CT, CONWAY, SC 29526-1117

County:	**HORRY SC**	Census Tract:	0604.06
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	400-09-01-0049	Thomas Bros Pg-Grid:	

Valuation

Value:	**$261,000**	FSD:	14	Common Confidence Score:	46
Value Range:	$224,460 - $297,540	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2024	Tax Rate Code Area:	100
Assd Land Value:		Market Land Value:	$85,505	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$176,100	Total Taxable Value:	$536
Total Assessed Value:		Total Assessor Market Value:	$261,605	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 304 Subdivision: CASTLEWOOD PH III
Abbreviated Description: CASTLEWOOD PH III; LOT 304

Property Characteristics

Lot Size:	13,068 SF	Bedrooms:	3	Pool:	
Building Area:	1276 SF	Baths:	2	Fireplace:	
Year Built:	2000	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Vinyl siding
Number of Units:		Garage Type:		Heating:	Heat Pump
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:	Ranch\Rambler	Basement:		Roof Cover:	Composition Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	09/13/2024	Loan Amount:	N/A
Document #:	BK-PG 0000006827-0000002800	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	08/31/2024		
TD Due Date:	01/01/2054	Type Finance:	
Legal Description:			
Map Ref: 4380880			

Mortgage Record

Recording Date:	12/20/2023	Loan Amount:	N/A
Document #:	2023000138952 BK-PG 0000006743-0000002798	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	12/12/2023		
TD Due Date:		Type Finance:	
Legal Description:			
Map Ref: 4166338			

Mortgage Record

Recording Date:	02/27/2023	Loan Amount:	N/A
Document #:	BK-PG 0000006649-0000003176	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	02/22/2023		
TD Due Date:	01/01/2053	Type Finance:	
Legal Description:			
Map Ref: 3870303			

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Mortgage Record

Recording Date:	12/14/2020	Loan Amount:	N/A
Document #:	BK-PG 0000006310-0000000609	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	12/03/2020		
TD Due Date:	01/01/2051	Type Finance:	

Legal Description:
Map Ref: 3080486

Mortgage Record

Recording Date:	10/21/2019	Loan Amount:	N/A
Document #:	BK-PG 0000006141-0000002169	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	09/20/2019		
TD Due Date:	01/01/2049	Type Finance:	

Legal Description:
Map Ref: 1945791

Mortgage Record

Recording Date:	06/27/2017	Loan Amount:	N/A
Document #:	BK-PG 5894-1184	Loan Type:	Conventional
Contract Date:	06/26/2017		
TD Due Date:	07/01/2047	Type Finance:	

Legal Description:
Map Ref: 0
Abbreviated Description: Original BkPg/Doc 4021-1254

Prior Transfer

Recording Date:	06/27/2017	Sales Price:	$136,500
Document #:	BK-PG 4021-1254	Type of Sale:	Arms-Length Transfer
Contract Date:	06/26/2017		
Document Type:	Deed		

Legal Description:
Subdivision: CASTLEWOOD PH 03 Phase No: III
Abbreviated Description: CASTLEWOOD PH III; LOT 304

Mortgage Record

Recording Date:	11/21/2006	Loan Amount:	N/A
Document #:	BK-PG 4779-1050	Loan Type:	Unknown Loan Type
Contract Date:	11/20/2006		
TD Due Date:	12/04/2031	Type Finance:	

Legal Description:
Subdivision: CASTLEWOOD PHASE III Map Ref: 0
City/Muni/Twp: SOCASTEE

Prior Transfer

Recording Date:	11/21/2006	Sales Price:	$140,000
Document #:	BK-PG 3192-0799	Type of Sale:	Arms-Length Transfer
Contract Date:	11/20/2006		
Document Type:	Deed		

Legal Description:
Subdivision: CASTLEWOOD PHASE III Map Ref: MB165 PG79
City/Muni/Twp: SOCASTEE

Mortgage Record

Recording Date:	09/30/2003	Loan Amount:	N/A
Document #:	841062 BK-PG 3447-0658	Loan Type:	Unknown Loan Type
Contract Date:	09/25/2003		
TD Due Date:	10/01/2033	Type Finance:	Fixed Rate

Legal Description:
Subdivision: CASTLEWOOD Phase No: III Map Ref: 0
City/Muni/Twp: SOCASTEE

Mortgage Record

Recording Date:	09/30/2002	Loan Amount:	N/A
Document #:	758934 BK-PG 3070-1405	Loan Type:	Credit Line (Revolving)
Contract Date:	09/25/2002		
TD Due Date:	08/25/2042	Type Finance:	

Legal Description:
Subdivision: CASTLEWOOD Phase No: III Map Ref: 0
City/Muni/Twp: SOCASTEE

Mortgage Record

Recording Date:	11/17/2000	Loan Amount:	N/A
Document #:	BK-PG 2623-0006	Loan Type:	Unknown Loan Type
Contract Date:	11/17/2000		
TD Due Date:	12/01/2030	Type Finance:	

Legal Description:
Map Ref: 0

Prior Transfer

Recording Date:	11/17/2000	Sales Price:	$89,900
Document #:	BK-PG 2318-0706	Type of Sale:	Arms-Length Transfer
Contract Date:	11/17/2000		
Document Type:	Deed		

Legal Description:
Subdivision: CASTLEWOOD PHASE III Map Ref: MB165 PG79
City/Muni/Twp: SOCASTEE

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Mortgage Record

Recording Date:	07/19/2000	Loan Amount:	N/A
Document #:	708483 BK-PG 2574-0566	Loan Type:	Unknown Loan Type
Contract Date:	07/19/2000		
TD Due Date:		Type Finance:	

Legal Description:
Subdivision: CASTLEWOOD PHASE III Map Ref: 0
City/Muni/Twp: SOCASTEE

Prior Transfer

Recording Date:	06/30/2000	Sales Price:	$19,900
Document #:	343374 BK-PG 2276-1110	Type of Sale:	Arms-Length Transfer
Contract Date:	06/27/2000		
Document Type:	Deed		

Legal Description:
Subdivision: CASTLEWOOD PHASE III Map Ref: MB165 PG79
City/Muni/Twp: SOCASTEE

Prior Transfer

Recording Date:	06/30/2000	Sales Price:	$19,900
Document #:	343373 BK-PG 2276-1106	Type of Sale:	Arms-Length Transfer
Contract Date:	06/27/2000		
Document Type:	Deed		

Legal Description:
Subdivision: CASTLEWOOD PHASE III Map Ref: MB165 PG79
City/Muni/Twp: SOCASTEE

Area Sales Analysis

Total Area Sales	$3,027,800	Median # of Bedrooms	3
Median Lot Size	16,117 SF	Median # of Baths	2
Median Living Area	1,370 SF	Median Year Built	2001
Price Range - 2 Yrs	$275,000 to $360,000	Age Range	23 years to 26 years
Median Value	$296,450	Median Age	25 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.04Mi.	**893 CASTLEWOOD DR** **CONWAY, SC 29526-9185**	09/02/2026	$260,000	$161	1610	6/3/2	1997	11,761 SF	
		APN: 400-09-04-0050 Document #: 2026000098230 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 27 Subdivision: CASTLEWOOD PHASE I Abbreviated Description: Abbreviated Description:CASTLEWOOD PHASE I LOT 27								
2	.11Mi.	**1871 WILLOW OAK DR** **CONWAY, SC 29526-9118**	10/02/2026	$195,000	$119	1632	2/2/2	1997	7,841 SF	
		APN: 400-09-01-0097 Document #: 2026000109895 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 16 Block: D Subdivision: MYRTLE RIDGE Abbreviated Description: Abbreviated Description:MYRTLE RIDGE LT 16 BL D								
3	.12Mi.	**601 JOUSTING CT** **CONWAY, SC 29526-1115**	09/05/2025	$350,000	$262	1335	7/3/2	2001	16,117 SF	P
		APN: 400-09-01-0038 Document #: 2025000098336 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 274 Subdivision: CASTLEWOOD PH III Abbreviated Description: Abbreviated Description:CASTLEWOOD PH III; LOT 274								
4	.17Mi.	**856 RIVERBIRCH DR** **CONWAY, SC 29526-9109**	10/24/2025	$95,000	$57	1674	6/3/2	1994	8,276 SF	
		APN: 400-09-01-0068 Document #: 2025000117896 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 13 Block: E Subdivision: MYRTLE RIDGE Abbreviated Description: Abbreviated Description:MYRTLE RIDGE; LT 13 BL E								
5	.17Mi.	**990 CHATEAU DR** **CONWAY, SC 29526-9362**	09/10/2025	$288,000	$223	1294	7/3/2	1999	13,939 SF	
		APN: 400-09-02-0007 Document #: 2025000099799 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 164 Subdivision: CASTLEWOOD PH II-B Abbreviated Description: Abbreviated Description:CASTLEWOOD PH II-B; LOT 164								
6	.18Mi.	**1881 ROLLING HILLS DR** **CONWAY, SC 29526-9115**	03/31/2026	$125,000	$74	1680	2/2/1	1996	6,970 SF	
		APN: 401-12-02-0007 Document #: 2026000034043 Document Type: Warranty Deed Price Code: A Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 2 Block: B Subdivision: MYRTLE RIDGE Abbreviated Description: Abbreviated Description:MYRTLE RIDGE; LT 2 BL B								
7	.2Mi.	**722 DRAWBRIDGE DR** **CONWAY, SC 29526-1112**	06/26/2026	$275,000	$196	1405	7/3/2	2001	19,602 SF	
		APN: 400-09-02-0046 Document #: 2026000069716 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 269 Subdivision: CASTLEWOOD PH III Abbreviated Description: Abbreviated Description:CASTLEWOOD PH III LOT 269								
8	.23Mi.	**520 CRUSADE CIR** **CONWAY, SC 29526-1107**	09/23/2026	$310,000	$244	1270	8/3/2	2005	23,522 SF	
		APN: 400-09-02-0070 Document #: 2026000105793 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 293-B Subdivision: CASTLEWOOD PH III Abbreviated Description: Abbreviated Description:CASTLEWOOD PH III LOT 293-B								
9	.27Mi.	**530 CRUSADE CIR** **CONWAY, SC 29526-1107**	06/22/2026	$297,900	$206	1445	7/3/2	2000	14,810 SF	
		APN: 400-09-01-0001 Document #: 2026000066615 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 333 Subdivision: CASTLEWOOD PH III Abbreviated Description: Abbreviated Description:CASTLEWOOD PH III LOT 333								
10	.27Mi.	**973 CASTLEWOOD DR** **CONWAY, SC 29526-9186**	06/15/2026	$299,999	$211	1420	7/3/2	1995	18,295 SF	

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APN: 401-12-03-0049 Document #: 2026000064381
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 7 Subdivision: CASTLEWOOD PHASE I Abbreviated Description: Abbreviated Description:CASTLEWOOD PHASE I LOT 7

11	.3Mi.	**947 FOX HOLLOW RD** **CONWAY, SC 29526-9129**	02/26/2026	$425,000	$207	2058	5/3/1	1976	91,912 SF	

APN: 400-08-04-0019 Document #: 2026000022110
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Subdivision: FOX HOLLOW Abbreviated Description: Abbreviated Description:FOX HOLLOW; TR 16

12	.33Mi.	**1127 LANCELOT LN** **CONWAY, SC 29526-9389**	05/05/2026	$293,000	$204	1436	9/3/2	1998	13,068 SF	

APN: 400-16-02-0004 Document #: 2026000047796
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 250 Subdivision: CASTLEWOOD PHASE II-A Abbreviated Description: Abbreviated Description:CASTLEWOOD PHASE II-A LOT 250

13	.34Mi.	**6046 PALASADE CT** **CONWAY, SC 29526-1142**	08/28/2026	$356,000	$227	1566	1/4/2	2008	22,216 SF	P

APN: 400-09-02-0026 Document #: 2026000096266
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 613 Subdivision: CASTLEWOOD PH VI Abbreviated Description: Abbreviated Description:CASTLEWOOD PH VI LOT 613

14	.36Mi.	**936 WOODWINDS DR** **CONWAY, SC 29526-9359**	03/11/2026	$85,000	$108	784	//1	1993	16,553 SF	

APN: 401-13-02-0071 Document #: 2026000026945
Document Type: Warranty Deed Price Code:
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 10 Subdivision: WOODWIND Abbreviated Description: Abbreviated Description:WOODWIND; LT 10 SECT A

15	.38Mi.	**104 PERSIVANT DR** **CONWAY, SC 29526-9254**	06/11/2026	$125,000	$93	1344	/2/1	2003	13,504 SF	

APN: 401-13-02-0091 Document #: 2026000062828
Document Type: Warranty Deed Price Code:
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 2 Subdivision: PERSIMMON HILL SUBDIV Abbreviated Description: Abbreviated Description:PERSIMMON HILL SUBDIV LOT 2

16	.39Mi.	**5010 MEDIEVAL DR** **CONWAY, SC 29526-1125**	12/10/2025	$360,000	$278	1296	8/3/2	2003	11,326 SF	P

APN: 400-08-03-0057 Document #: 2025000135580
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 420 Subdivision: CASTLEWOOD PH IV Abbreviated Description: Abbreviated Description:CASTLEWOOD PH IV; LOT 420

17	.4Mi.	**938 FOX HOLLOW RD** **CONWAY, SC 29526-9124**	12/23/2025	$405,000	$279	1452	6/3/2	2023	43,124 SF	

APN: 400-08-04-0047 Document #: 2025000141635
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Subdivision: FOX HOLLOW Abbreviated Description: Abbreviated Description:FOX HOLLOW; TR 9 A

18	.41Mi.	**945 WOODWINDS DR** **CONWAY, SC 29526-9360**	04/16/2026	$85,000			//		15,246 SF	

APN: 401-13-02-0055 Document #: 2026000040166
Document Type: Warranty Deed Price Code:
Land Use: Residential - Vacant Land
Legal: Lot: 8 Subdivision: WOODWINDS LT 8 SEC B Abbreviated Description: Abbreviated Description:WOODWINDS LT 8 SEC B; 14X56 1982 TITAN

19	.41Mi.	**5045 LINDRICK CT** **MYRTLE BEACH, SC 29579-7057**	09/05/2025	$775,000	$218	3550	13/4/3.5	2007	15,682 SF	

APN: 400-16-02-0018 Document #: 2025000098207
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 13 Subdivision: LEGENDS DEVELOPMENT Abbreviated Description: Abbreviated Description:LEGENDS DEVELOPMENT; LOT 13 PH 27

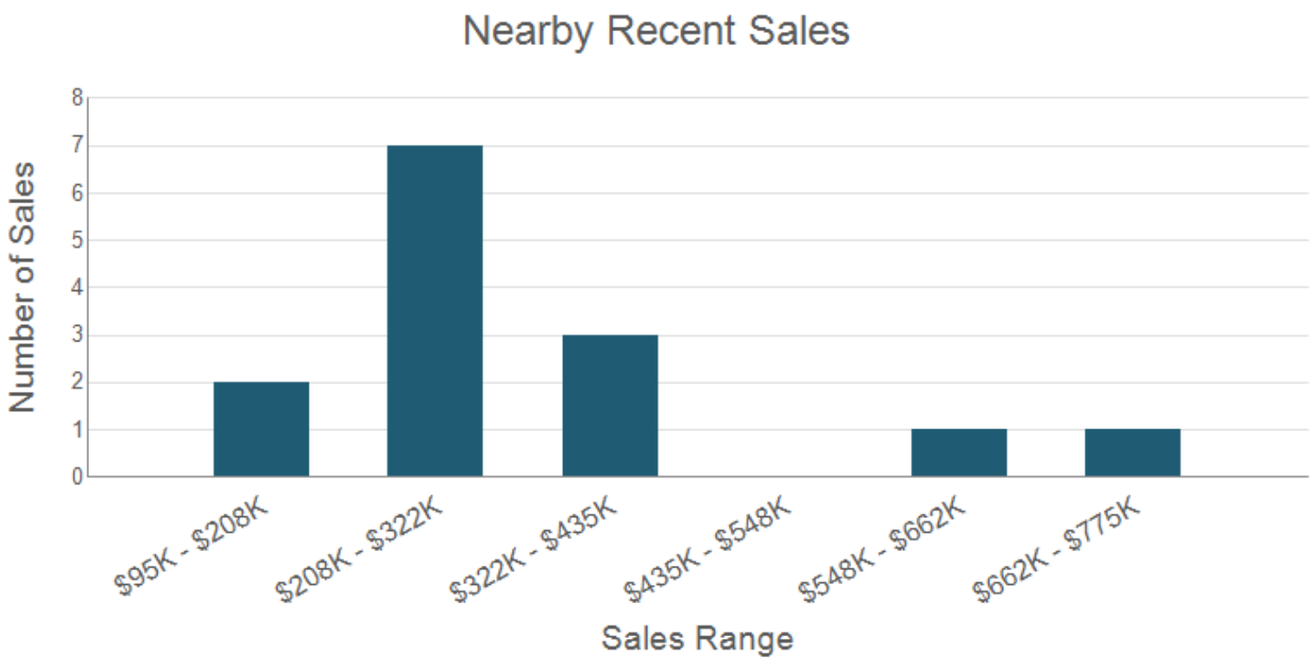
20	.42Mi.	**5012 LINDRICK CT** **MYRTLE BEACH, SC 29579-7057**	09/16/2026	$655,000	$295	2220	6/3/2.5	2016	13,068 SF	

APN: 400-16-02-0024 Document #: 2026000102591
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 8 Subdivision: LEGENDS DEVELOPMENT Abbreviated Description: Abbreviated Description:LEGENDS DEVELOPMENT LOT 8 PH 27

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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.	**208 PALACE CT**	**06/26/2017**	$261,605		1,276	7/3/2	2000	13,068 SF	
.02Mi.	**206 PALACE CT**	**11/10/2017**	$292,505		1,458	7/3/2	2000	10,454 SF	
.02Mi.	**207 PALACE CT**	**11/15/2023**	$284,915		1,273	7/3/2	2004	12,197 SF	
.03Mi.	**205 PALACE CT**	**02/10/2020**	$304,511		1,532	9/3/2	2000	10,454 SF	
.04Mi.	**204 PALACE CT**	**05/19/2021**	$274,581		1,257	7/3/2	2000	10,019 SF	
.04Mi.	**825 MYRTLE RIDGE DR**	**10/18/2021**	$341,260		1,415	9/3/2	1997	27,878 SF	P
.04Mi.	**893 CASTLEWOOD DR**	**06/13/2003**	$301,840		1,610	6/3/2	1997	11,761 SF	
.04Mi.	**889 CASTLEWOOD DR**	**03/09/2011**	$301,738		1,669	6/3/2	1996	13,504 SF	
.04Mi.	**701 DRAWBRIDGE DR**	**12/10/2014**	$273,958		1,241	7/3/2	2001	10,454 SF	
.05Mi.	**703 DRAWBRIDGE DR**	**04/24/2025**	$273,947		1,351	8/3/2	2000	10,019 SF	
.05Mi.	**897 CASTLEWOOD DR**	**06/01/2021**	$271,388		1,396	7/3/2	1996	10,454 SF	
.05Mi.	**203 PALACE CT**	**11/03/2021**	$291,703		1,316	7/3/2	2000	12,197 SF	
.05Mi.	**887 CASTLEWOOD DR**	**04/15/1996**	$279,245		1,431	6/3/2	1995	13,939 SF	
.06Mi.	**202 PALACE CT**	**02/15/2023**	$283,603		1,276	7/3/2	2000	14,810 SF	
.06Mi.	**705 DRAWBRIDGE DR**	**07/26/2013**	$283,145		1,380	6/3/2	2000	10,454 SF	
.06Mi.	**901 CASTLEWOOD DR**	**03/21/2014**	$294,550		1,422	7/3/2	1995	10,454 SF	

Rent vs. Own

Households Occupied by Renters:	21%	Households Occupied by Owners:	71%

Demographics & Income

Median Age:	40.9 years old	Households:	22,649
Median Household Income:	$61,894	Households w/Family:	67%
Household Income Per Capita:	$29,703	Households w/Family Married:	50%
Most Common Education Level:	High School Graduate	Households w/Family Children:	24%

School District

School District Zone:	Horry County School District	Students:	48,662
Number of Schools:	57	Rating:	A+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.39Mi.	**Palmetto Bays Elementary School**	NA	Public	PK - 5
Number of Students: 556				
Student-Teacher Ratio: 13.56				
3.78Mi.	**Black Water Middle School**	A	Public	6 - 8
Number of Students: 789				
Student-Teacher Ratio: 15.47				

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2.69Mi.	**Carolina Forest High School**	B	Public	9 - 12

Number of Students: 3,176
Student-Teacher Ratio: 19.31
Advanced Placement: Yes

Flood Report

The Subject Property of **208 PALACE CT, CONWAY, SC 29526-1117** 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	112%	HIGHER
BURGLARY	117%	HIGHER
MOTOR VEHICLE THEFT	120%	HIGHER
FORCIBLE ROBBERY	136%	NOTABLY HIGHER
AGGRAVATED ASSAULT	68%	NOTABLY LOWER
FORCIBLE RAPE	142%	NOTABLY HIGHER
MURDER	126%	HIGHER
OVERALL	93%	SIMILAR

Disaster Alerts

3/1/2025 - Covington Drive Fire 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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