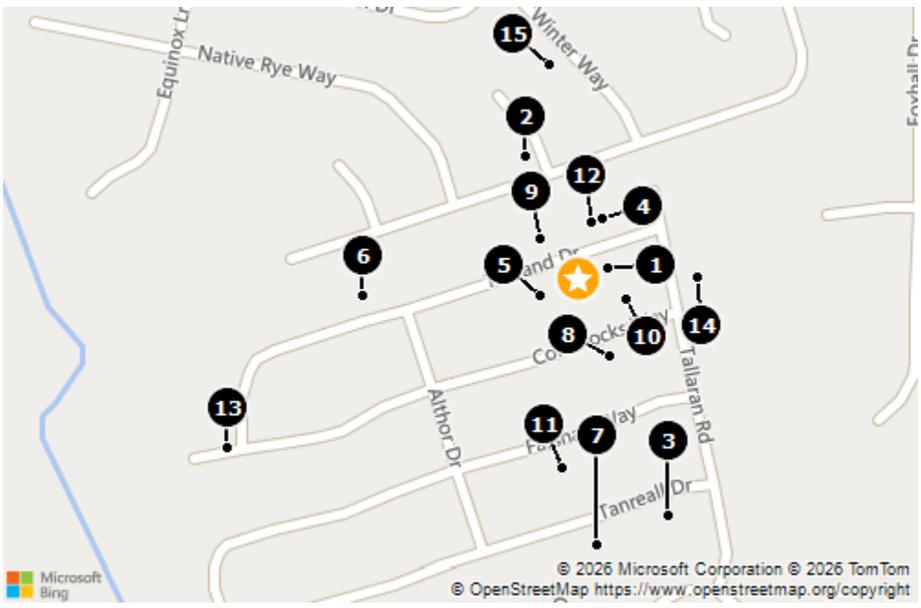
ICE SiteX Report

OrderID: 98263409

SiteX Property Information Report



Subject Property Location

2233 TRAKAND DR, LEXINGTON, SC 29073-5501

County:	**LEXINGTON SC**	Census Tract:	450630209.121001
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	007613-01-112	Thomas Bros Pg-Grid:	

Valuation

Value:	**$258,000**	FSD:	8	Common Confidence Score:	74
Value Range:	$237,360 - $278,640	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2024	Tax Rate Code Area:	1
Assd Land Value:	$1,800	Market Land Value:	$45,000	Tax Year:	2025
Assd Improvement:	$7,396	Market Improvment Value:	$184,900	Total Taxable Value:	$1,500
Total Assessed Value:	$9,196	Total Assessor Market Value:	$229,900	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 112 Subdivision: BLUEFIELD PHASE TEN Map Ref: MB 20838 PG 300
Abbreviated Description: BLUEFIELD PH 10LOT 112

Property Characteristics

Lot Size:	4,792 SF	Bedrooms:	3	Pool:	
Building Area:	1742 SF	Baths:	2	Fireplace:	
Year Built:	2020	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	2	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/12/2026	Sales Price:	$228,937
Document #:	2026018992 BK-PG 21150-3712	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/17/2025	Sales Price:	$229,900
Document #:	2025009363 BK-PG 20971-1658	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/13/2025	Sales Price:	$250,000
Document #:	2025008916 BK-PG 21150 -3705	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Lot: 112 Subdivision: BLUEFIELD PHASE TEN Map Ref: MB 20838 PG 300
Abbreviated Description: BLUEFIELD PH 10LOT 112

Prior Transfer

Recording Date:	03/13/2025	Sales Price:	$250,000
Document #:	2025008916 BK-PG 21150-3705	Type of Sale:	Verified Sale Price
Contract Date:	03/10/2025		

ICE SiteX Report

OrderID: 98263409

Document Type:
Legal Description:
Lot: 112 Subdivision: BLUEFIELD PHASE TEN Map Ref: MB 20836 PG 3009

Prior Transfer

Recording Date:	10/13/2021	Sales Price:	$229,900
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/13/2021	Sales Price:	$229,900
Document #:	2021055530 BK-PG 20971-1655	Type of Sale:	Verified Sale Price
Contract Date:	10/12/2021		
Document Type:			
Legal Description:			

Lot: 112 Subdivision: BLUEFIELD Phase No: 10 Map Ref: MB 20838 PG 3009
City/Muni/Twp: LEXINGTON

Prior Transfer

Recording Date:	06/17/2020	Sales Price:	$189,351 Only portion of this parcel is conveyed
Document #:	2020024973 BK-PG 20876-4127	Type of Sale:	Verified Sale Price
Contract Date:	06/15/2020		
Document Type:			
Legal Description:			

Lot: 112 Subdivision: BLUEFIELD Phase No: 10 Map Ref: MB 20838 PG 3009

Area Sales Analysis

Total Area Sales	$3,924,800	Median # of Bedrooms	3
Median Lot Size	5,227 SF	Median # of Baths	2
Median Living Area	1,858 SF	Median Year Built	2020
Price Range - 2 Yrs	$225,000 to $325,000	Age Range	3 years to 7 years
Median Value	$254,900	Median Age	6 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.02Mi.	**2221 TRAKAND DR** **LEXINGTON, SC 29073-5501**	08/17/2026	$235,000	$152	1540	/3/2	2019	4,792 SF	
		APN: 007613-01-078 Document #: 2026034303 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 78 Subdivision: PHASE 5 BLUEFIELD MapRef: MB 20582 PG 34 Abbreviated Description: Lot:78 Subdivision:PHASE 5 BLUEFIELD Map Ref:MB 20582 PG 34City/Muni/Twp:LEXINGTON City/Muni/Twp: LEXINGTON								
2	.09Mi.	**244 SAVANNAH HILLS DR** **LEXINGTON, SC 29073-7274**	08/13/2026	$324,000	$106	3034	/4/3	2022	6,970 SF	
		APN: 007643-01-331 Document #: 2026033768 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 282 Subdivision: AUTUMN WOODS WEST PHASE 3B MapRef: MB 20948 PG 5369 Abbreviated Description: Lot:282 Subdivision:AUTUMN WOODS WEST PHASE 3B Map Ref:MB 20948 PG 5369City/Muni/Twp:LEXINGTON City/Muni/Twp: LEXINGTON								
3	.17Mi.	**913 TANREALL DR** **LEXINGTON, SC 29073-9338**	08/12/2026	$325,000	$134	2420	/4/2	2019	7,841 SF	
		APN: 007613-01-024 Document #: 2026033665 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 24 Subdivision: BLUEFIELD Phase No: 3 MapRef: MB 20843 PG 3669 Abbreviated Description: Lot:24 Subdivision:BLUEFIELD Phase No:3 Map Ref:MB 20843 PG 3669City/Muni/Twp:LEXINGTON City/Muni/Twp: LEXINGTON								
4	.04Mi.	**2220 TRAKAND DR** **LEXINGTON, SC 29073-5501**	08/07/2026	$225,000	$138	1620	/3/2	2019	5,227 SF	
		APN: 007613-01-076 Document #: 2026033054 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 76 Subdivision: BONDED PLAT OF PHASE FIVE MapRef: MB 20582 PG 34 Abbreviated Description: Lot:76 Subdivision:BONDED PLAT OF PHASE FIVE Map Ref:MB 20582 PG 34								
5	.03Mi.	**2249 TRAKAND DR** **LEXINGTON, SC 29073-5501**	07/09/2026	$229,900	$150	1530	/3/2	2020	4,792 SF	
		APN: 007613-01-108 Document #: 2026028175 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 108 Subdivision: BLUEFIELD PHASE TEN MapRef: MB 20838 PG 3009 Abbreviated Description: Lot:108 Subdivision:BLUEFIELD PHASE TEN Map Ref:MB 20838 PG 3009City/Muni/Twp:LEXINGTON City/Muni/Twp: LEXINGTON								
6	.15Mi.	**2348 TRAKAND DR** **LEXINGTON, SC 29073-7229**	06/30/2026	$267,500	$132	2012	/3/2	2021	4,792 SF	
		APN: 007613-01-137 Document #: 2026027040 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 137 Subdivision: BLUEFIELD PHASE 14 MapRef: MB 20879 PG 988 Abbreviated Description: Lot:137 Subdivision:BLUEFIELD PHASE 14 Map Ref:MB 20879 PG 988City/Muni/Twp:LEXINGTON City/Muni/Twp: LEXINGTON								
7	.18Mi.	**933 TANREALL DR** **LEXINGTON, SC 29073-9338**	06/29/2026	$225,000	$178	1258	/3/2	2020	6,534 SF	
		APN: 007613-01-337 Document #: 2026026669 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 337 Subdivision: BLUEFIELD PHASE EIGHT MapRef: MB 20838 PG 5575 Abbreviated Description: Lot:337 Subdivision:BLUEFIELD PHASE EIGHT Map Ref:MB 20838 PG 5575								
8	.06Mi.	**1925 COLD ROCKS WAY** **LEXINGTON, SC 29073-9783**	06/25/2026	$300,000	$125	2390	/4/2	2020	5,663 SF	
		APN: 007613-01-278 Document #: 2026026190 Document Type: Price Code: V Land Use: Single Family Residential								

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Legal: Lot: 278 Subdivision: PHASE NINE BLUEFIELD MapRef: MB 20840 PG 5089 Abbreviated Description: Lot:278 Subdivision:PHASE NINE BLUEFIELD Map Ref:MB 20840 PG 5089

9	.04Mi.	**2244 TRAKAND DR** **LEXINGTON, SC 29073-5501**	06/23/2026	$256,500	$147	1742	/3/2	2020	5,227 SF

APN: 007613-01-119 Document #: 2026025934
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 119 Subdivision: BLUEFIELD PHASE TEN MapRef: MB 20910 PG 3224 Abbreviated Description: Lot:119 Subdivision:BLUEFIELD PHASE TEN Map Ref:MB 20910 PG 3224City/Muni/Twp:LEXINGTON City/Muni/Twp: LEXINGTON

10	.04Mi.	**1916 COLD ROCKS WAY** **LEXINGTON, SC 29073-9783**	06/12/2026	$284,000	$153	1853	/3/2	2020	6,098 SF

APN: 007613-01-080 Document #: 2026024180
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 80 Subdivision: BLUEFIELD PHASE NINE MapRef: MB 20840 PG 5089 Abbreviated Description: Lot:80 Subdivision:BLUEFIELD PHASE NINE Map Ref:MB 20840 PG 5089

11	.13Mi.	**1653 FARSHAW WAY** **LEXINGTON, SC 29073-5502**	05/05/2026	$254,900	$137	1858	/3/2	2021	5,663 SF

APN: 007613-01-317 Document #: 2026018131
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 317 Subdivision: BLUEFIELD PHASE THIRTEEN MapRef: MB 20878 PG 153 Abbreviated Description: Lot:317 Subdivision:BLUEFIELD PHASE THIRTEEN Map Ref:MB 20878 PG 153

12	.04Mi.	**2224 TRAKAND DR** **LEXINGTON, SC 29073-5501**	04/30/2026	$228,000	$153	1486	/3/2	2019	4,792 SF

APN: 007613-01-077 Document #: 2026017422
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 77 Subdivision: BLUEFIELD Phase No: 5 MapRef: MB 20582 PG 34 Abbreviated Description: Lot:77 Subdivision:BLUEFIELD Phase No:5 Map Ref:MB 20582 PG 34City/Muni/Twp:LEXINGTON City/Muni/Twp: LEXINGTON

13	.14Mi.	**2014 COLD ROCKS WAY** **LEXINGTON, SC 29073-9831**	04/13/2026	$270,000	$135	1995	/3/2	2023	4,792 SF

APN: 007613-01-179 Document #: 2026014607
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 179 Subdivision: BLUEFIELD PHASE 21 MapRef: MB 21056 PG 86 Abbreviated Description: Lot:179 Subdivision:BLUEFIELD PHASE 21 Map Ref:MB 21056 PG 86

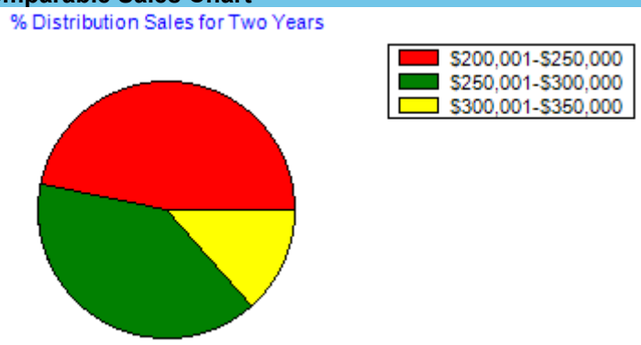
14	.08Mi.	**814 TALLARAN RD** **LEXINGTON, SC 29073-5500**	03/26/2026	$250,000	$127	1962	/3/2	2019	4,792 SF

APN: 007613-01-053 Document #: 2026012140
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 53 Subdivision: BLUEFIELD PHASE FOUR MapRef: MB 20582 PG 33 Abbreviated Description: Lot:53 Subdivision:BLUEFIELD PHASE FOUR Map Ref:MB 20582 PG 33City/Muni/Twp:LEXINGTON City/Muni/Twp: LEXINGTON

15	.15Mi.	**1020 WINTER WAY** **LEXINGTON, SC 29073-6208**	03/18/2026	$250,000	$130	1910	/4/2	2022	6,534 SF

APN: 007643-01-310 Document #: 2026011007
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 261 Subdivision: AUTUMN WOODS WEST Phase No: 3B MapRef: MF 20948 PG 5389 Abbreviated Description: Lot:261 Subdivision:AUTUMN WOODS WEST Phase No:3B Map Ref:MF 20948 PG 5389City/Muni/Twp:LEXINGTON City/Muni/Twp: LEXINGTON

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.	**2233 TRAKAND DR**	**03/13/2025**	$229,900	$9,196	1,742	/3/2	2020	4,792 SF	
.01Mi.	**2237 TRAKAND DR**	**07/02/2020**	$196,181	$7,847	1,962	/3/2	2020	4,792 SF	
.01Mi.	**2229 TRAKAND DR**	**07/21/2020**	$170,000	$6,800	1,479	/3/2	2020	4,792 SF	
.01Mi.	**2241 TRAKAND DR**	**03/11/2020**	$133,156	$7,989	1,645	/3/2	2020	4,792 SF	
.01Mi.	**2225 TRAKAND DR**	**08/31/2021**	$212,000	$8,480	2,236	/3/2	2020	4,792 SF	
.02Mi.	**2245 TRAKAND DR**	**05/13/2020**	$140,177	$8,411	1,723	/3/2	2020	4,792 SF	
.02Mi.	**2221 TRAKAND DR**	**07/14/2023**	$240,000	$9,600	1,540	/3/2	2019	4,792 SF	
.02Mi.	**1928 COLD ROCKS WAY**	**04/02/2025**	$260,000	$10,400	1,548	/3/2	2020	5,663 SF	
.02Mi.	**1924 COLD ROCKS WAY**	**12/03/2021**	$257,500	$10,300	2,253	/4/2	2020	5,663 SF	
.03Mi.	**1932 COLD ROCKS WAY**	**05/05/2020**	$161,891	$9,713	2,152	/4/2	2020	5,227 SF	
.03Mi.	**2249 TRAKAND DR**	**04/16/2020**	$170,455	$6,818	1,530	/3/2	2020	4,792 SF	
.03Mi.	**2217 TRAKAND DR**	**09/04/2019**	$166,386	$6,655	1,626	/3/2	2019	4,356 SF	
.03Mi.	**1920 COLD ROCKS WAY**	**02/22/2023**	$189,000	$11,340	1,548	/3/2	2020	5,663 SF	
.03Mi.	**1936 COLD ROCKS WAY**	**02/24/2021**	$234,900	$9,396	2,290	/3/2	2020	5,227 SF	
.03Mi.	**2236 TRAKAND DR**	**05/14/2021**	$190,641	$11,438	1,963	/3/2	2020	4,792 SF	
.03Mi.	**2232 TRAKAND DR**	**02/12/2020**	$176,796	$7,072	1,722	/3/2	2020	4,792 SF	

Rent vs. Own

Households Occupied by Renters:	15%	Households Occupied by Owners:	80%

Demographics & Income

Median Age:	38.3 years old	Households:	20,311
Median Household Income:	$71,725	Households w/Family:	72%
Household Income Per Capita:	$31,924	Households w/Family Married:	53%
Most Common Education Level:	High School Graduate	Households w/Family Children:	35%

School District

School District Zone:	Lexington School District 1	Students:	27,074
Number of Schools:	32	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.34Mi.	**Carolina Springs Elementary School** Number of Students: 438 Student-Teacher Ratio: 11.38	C-	Public	PK - 5
1.09Mi.	**White Knoll High School** Number of Students: 2,025 Student-Teacher Ratio: 15.31 Advanced Placement: Yes	C-	Public	9 - 12
1.95Mi.	**Carolina Springs Middle School** Number of Students: 791 Student-Teacher Ratio: 12.36	C-	Public	6 - 8

Flood Report

The Subject Property of **2233 TRAKAND DR, LEXINGTON, SC 29073-5501** 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	113%	HIGHER
BURGLARY	99%	SIMILAR
MOTOR VEHICLE THEFT	117%	HIGHER
FORCIBLE ROBBERY	103%	SIMILAR
AGGRAVATED ASSAULT	76%	NOTABLY LOWER
FORCIBLE RAPE	119%	HIGHER
MURDER	106%	SIMILAR
OVERALL	105%	SIMILAR

Disaster Alerts

9/25/2024 - Hurricane Helene 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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ICE SiteX Report

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