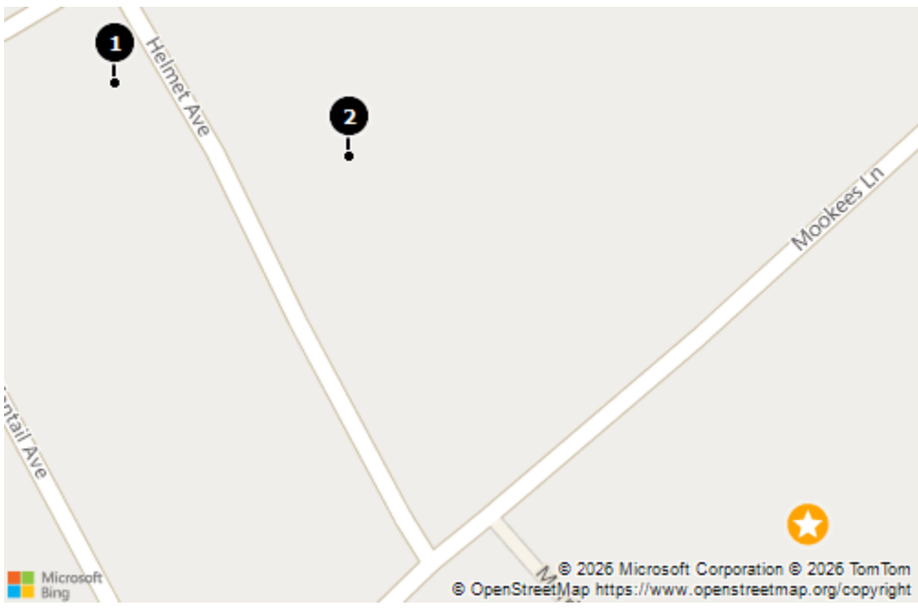
ICE SiteX Report

OrderID: 98729973

SiteX Property Information Report



Subject Property Location

270 HOMER DR, CROSS, SC 29436-9162

County:	**BERKELEY SC**	Census Tract:	450150201.021014
Property Use:	Mobile/Manufactured Home (regardless of Land ownership)	Zoning:	BERKELEY COUNTY - FLEX1
Parcel Number:	097-00-00-104	Thomas Bros Pg-Grid:	

Valuation

Value:	**$257,000**	FSD:	27	Common Confidence Score:	27
Value Range:	$187,610 - $326,390	ICE Confidence Score:	73		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	T07
Assd Land Value:	$2,052	Market Land Value:	$110,000	Tax Year:	2025
Assd Improvement:	$2,801	Market Improvment Value:	$150,200	Total Taxable Value:	$634
Total Assessed Value:	$4,853	Total Assessor Market Value:	$260,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: A2.3 District: 7 Subdivision: PIGEON BAY Tract No: A
Abbreviated Description: ASSESSMENT DISTRICT: 459PIGEON BAYTRACT A-2.3 (SURVIVORSHIP)

Property Characteristics

Lot Size:	4.600 AC	Bedrooms:		Pool:	
Building Area:	1248 SF	Baths:		Fireplace:	
Year Built:		Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:	1	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/30/2009	Sales Price:	$115,000
Document #:	2009-00028874 BK-PG 8269-0100	Type of Sale:	Verified Sale Price
Contract Date:	12/18/2009		
Document Type:			

Legal Description:
Lot: A-2.3 Tract No: A-2 Map Ref: MB Q PG174-B

Prior Transfer

Recording Date:	12/30/2009	Sales Price:	$115,000
Document #:	BK-PG 8269 -100	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: A2.3 District: 7 Subdivision: PIGEON BAY Tract No: A
Abbreviated Description: ASSESSMENT DISTRICT: 459PIGEON BAYTRACT A-2.3 (SURVIVORSHIP)

Area Sales Analysis

Total Area Sales	$199,000	Median # of Bedrooms	
Median Lot Size	21,998 SF	Median # of Baths	
Median Living Area	1,620 SF	Median Year Built	1998
Price Range - 2 Yrs	$89,000 to $110,000	Age Range	22 years to 34 years
Median Value	$99,500	Median Age	28 years

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Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	0Mi.	**517 HELMET AVE** **CROSS, SC 29436-9181**	08/06/2026	$110,000	$103	1064	//	1992	SF	
		APN: 097-00-02-009 Document #: 2026028455 Document Type: Price Code: V Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 56 Subdivision: PLAT OF LOTS 16 88 PIGEON BAY SUBDIVISION PHASE IV MapRef: CAB I PG 228 Abbreviated Description: Lot:56 Subdivision:PLAT OF LOTS 16 88 PIGEON BAY SUBDIVISION PHASE IV Map Ref:CAB I PG 228City/Muni/Twp:GOOSE CREEK PARISH City/Muni/Twp: GOOSE CREEK PARISH							
2	0Mi.	**526 HELMET AVE** **CROSS, SC 29436-9179**	11/14/2025	$89,000	$40	2176	//	2004	43,996 SF	
		APN: 097-00-02-024 Document #: 2025038512 Document Type: Price Code: V Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal:								

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.	**270 HOMER DR**	**12/30/2009**	$260,200	$4,853	1,248			5 SF	
0Mi.	**510 HELMET AVE**	**06/08/2004**	$184,600	$3,330	1,824		1995	1 SF	
0Mi.	**416 FANTAIL AVE**	**08/17/2004**	$325,300	$5,343	2,128		2007	1 SF	
0Mi.	**518 HELMET AVE**	**04/07/2006**	$170,400	$3,064	1,232		1996	1 SF	
0Mi.	**203 MOOKEES LN**	**12/29/2010**	$245,400	$3,947	1,716			1 SF	
0Mi.	**525 HELMET AVE**	**08/17/2016**	$124,800	$3,214	1,514		1985	1 SF	
0Mi.	**541 HELMET AVE**	**06/16/2017**	$98,600	$1,196	1,064		1990	1 SF	
0Mi.	**219 MOOKEES LN**	**04/02/2018**	$344,400	$8,328	2,128	//2	2003	1 SF	
0Mi.	**538 HELMET AVE**	**06/19/2018**	$235,900	$3,956	1,350			1 SF	
0Mi.	**304 MOOKEES LN**	**02/06/2023**	$440,600	$26,436	2,128	//2	1999	27 SF	
0Mi.	**212 MOOKEES LN**	**03/02/2023**	$149,400	$5,976	1,216	//2	1998	1 SF	
0Mi.	**537 HELMET AVE**	**05/31/2023**	$197,300	$7,892	1,680	//2	2010	1 SF	
0Mi.	**534 HELMET AVE**	**06/27/2018**	$129,500	$2,217	1,314			1 SF	
0Mi.	**526 HELMET AVE**	**06/14/2016**	$298,300	$4,807	2,176		2004	1 SF	
0Mi.	**517 HELMET AVE**	**06/11/2020**	$73,200	$869	1,064		1992		
0Mi.	**227 MOOKEES LN**	**08/03/2021**	$233,500	$6,836	1,782		1989	1 SF	

Rent vs. Own

Households Occupied by Renters:	8%	Households Occupied by Owners:	74%

Demographics & Income

Median Age:	53.4 years old	Households:	2,109
Median Household Income:	$52,597	Households w/Family:	61%
Household Income Per Capita:	$33,835	Households w/Family Married:	43%
Most Common Education Level:	High School Graduate	Households w/Family Children:	19%

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
5.71Mi.	**Cross Elementary School** Number of Students: 421	NA	Public	EE - 6

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Student-Teacher Ratio: 20.05

8.19Mi. **Cross High School**		D	Public	7 - 12
Number of Students: 273				
Student-Teacher Ratio: 9.41				
Advanced Placement: Yes				

Flood Report

The Subject Property of **270 HOMER DR, CROSS, SC 29436-9162** 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	54%	NOTABLY LOWER
BURGLARY	183%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	74%	NOTABLY LOWER
FORCIBLE ROBBERY	131%	NOTABLY HIGHER
AGGRAVATED ASSAULT	167%	NOTABLY HIGHER
FORCIBLE RAPE	141%	NOTABLY HIGHER
MURDER	133%	NOTABLY HIGHER
OVERALL	163%	NOTABLY 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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