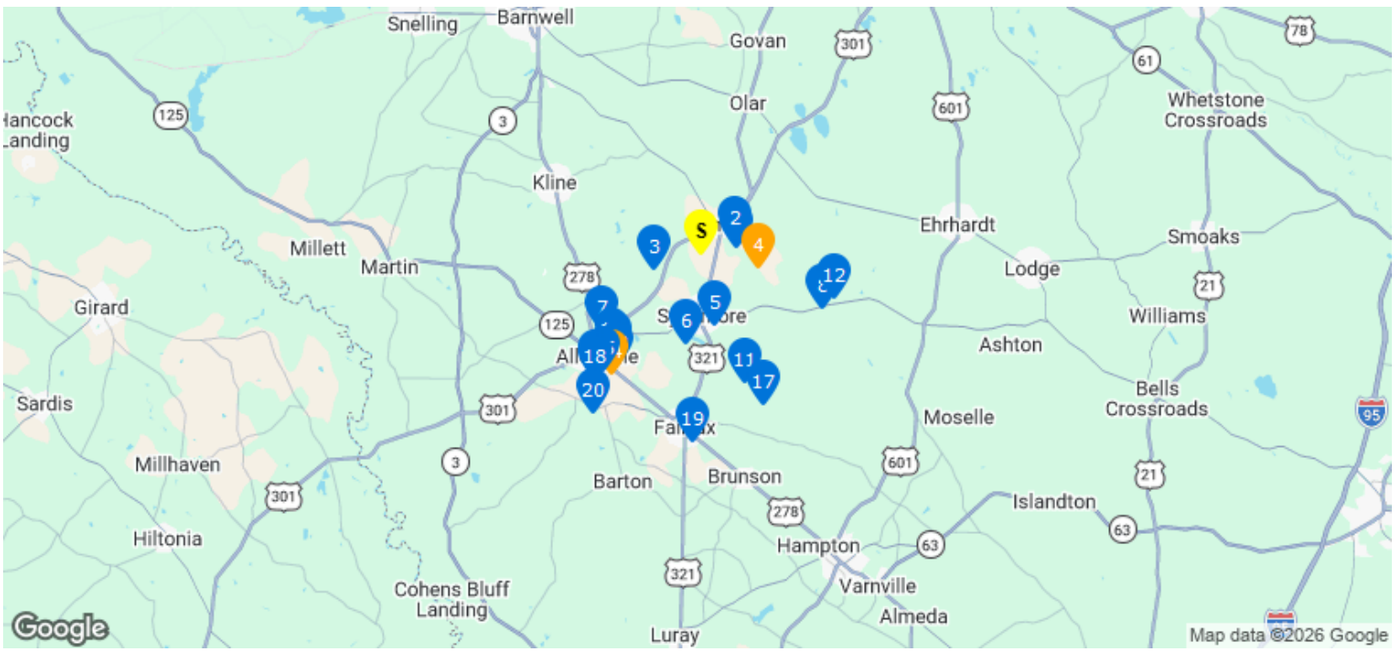
ICE SiteX Report

OrderID: 98761837

SiteX Property Information Report



Subject Property Location

2734 BURTONS FERRY HWY, ULMER, SC 29849-3113

County:	**ALLENDALE SC**	Census Tract:	9705.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	117-00-00-034	Thomas Bros Pg-Grid:	

Valuation

Value:	**$215,000**	FSD:	8	Common Confidence Score:	71
Value Range:	$197,800 - $232,200	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	1
Assd Land Value:	$160	Market Land Value:	$4,100	Tax Year:	2025
Assd Improvement:	$6,160	Market Improvment Value:	$153,900	Total Taxable Value:	$1,412
Total Assessed Value:	$6,320	Total Assessor Market Value:	$158,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 15 Map Ref: BK 17 PG 35
Abbreviated Description: 2734 BURTONS FERRY HWY

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:		Baths:		Fireplace:	
Year Built:		Partial Baths:		Type Const:	
Number of Buildings:	2	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:	05/13/2026	Sales Price:	N/A
Document #:	2026-227 BK-PG 248-247	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	07/16/2024	Loan Amount:	N/A
Document #:	2024-458 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	05/06/2024		
TD Due Date:	06/01/2054	Type Finance:	VAR
Legal Description:			
City/Muni/Twp: ULMER			

Prior Transfer

Recording Date:	07/16/2024	Sales Price:	$206,306
Document #:	2024-457 BK-PG 316-138	Type of Sale:	Arms-Length Transfer
Contract Date:	05/06/2024		
Document Type:	Deed		
Legal Description:			
City/Muni/Twp: ULMER			

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Prior Transfer

Recording Date:	05/30/2023	Sales Price:	N/A
Document #:	2023-281 BK-PG 308-237	Type of Sale:	Non Arms-Length Transfer
Contract Date:	05/26/2023		
Document Type:	Deed		
Legal Description:			

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs		Age Range	
Median Value		Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.68Mi.	**S-3-412** **, SC 29849-**	11/12/2025	$185,000			//		1,504,562 SF	
		APN: 132-00-00-037 Document #: 2025-601 Document Type: Warranty Deed Price Code: A Land Use: Crop land, Field Crops, Row Crops (all soil classes) Legal:								
2	1.7Mi.	**153 GREEN ST** **ULMER, SC 29849-2507**	09/24/2025	$115,000	$83	1378	/3/2	1968	SF	
		APN: 131-02-01-002 Document #: 2025-510 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal:								
3	2.38Mi.	**S-3-162** **, SC -**	02/11/2026	$1,500,000			//		2,177,564 SF	
		APN: 102-00-00-023 Document #: 2026-47 Document Type: Warranty Deed Price Code: Land Use: Crop land, Field Crops, Row Crops (all soil classes) Legal: MapRef: MB 210 PG 158 Abbreviated Description: Map Ref:MB 210 PG 158								
4	2.74Mi.	**S-3-191** **, SC 29849-**	03/09/2026	$129,900			//		84,942 SF	
		APN: 141-00-00-055 Document #: Document Type: Limited Warranty Deed Price Code: Land Use: Crop land, Field Crops, Row Crops (all soil classes) Legal:								
5	3.41Mi.	**149 PINE ST** **FAIRFAX, SC 29827-**	06/16/2025	$50,000	$25	1963	//		SF	
		APN: 134-07-03-002 Document #: 2025-294 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal:								
6	4.34Mi.	**HWY 641** **FAIRFAX, SC 29827-**	08/08/2025	$280,000			//		1,045,440 SF	
		APN: 120-00-00-016 Document #: 2025-413 Document Type: Warranty Deed Price Code: A Land Use: Crop land, Field Crops, Row Crops (all soil classes) Legal:								
7	5.96Mi.	**187 RAMBO RD** **ALLENDALE, SC 29810-6751**	05/26/2026	$173,000			//		217,800 SF	
		APN: 087-00-00-056 Document #: 2026-249 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ALLENDALE City/Muni/Twp: ALLENDALE								
8	6.25Mi.	**S-3-48** **, SC 29827-**	03/09/2026	$76,350			//		1,117,750 SF	
		APN: 148-00-00-026 Document #: Document Type: Limited Warranty Deed Price Code: Land Use: Crop land, Field Crops, Row Crops (all soil classes) Legal: MapRef: MB 9 PG 109 Abbreviated Description: Map Ref:MB 9 PG 109								
9	6.31Mi.	**BYRNES ST AT ALLEN ST** **ALLENDALE, SC 29810-**	06/22/2026	$70,000	$60	1169	/2/1		SF	
		APN: 105-02-02-001 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ALLENDALE City/Muni/Twp: ALLENDALE								
10	6.31Mi.	**1154 SPRUCE ST** **ALLENDALE, SC 29810-1728**	08/11/2025	$117,000	$101	1164	//	1971	SF	
		APN: 105-01-02-001 Document #: 2025-416 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ALLENDALE City/Muni/Twp: ALLENDALE								
11	6.39Mi.	**831 JENNYS RD** **FAIRFAX, SC 29827-8216**	03/04/2026	$634,000	$405	1567	/5/2	1962	284,447 SF	
		APN: 136-00-00-003 Document #: Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: MapRef: MB 94 PG 546 Abbreviated Description: Map Ref:MB 94 PG 546								
12	6.64Mi.	**OFF S-3-48 & OFF S-3-394** **, SC 29827-**	03/09/2026	$163,650			//		2,395,800 SF	
		APN: 148-00-00-027 Document #: Document Type: Limited Warranty Deed Price Code: Land Use: Crop land, Field Crops, Row Crops (all soil classes) Legal: MapRef: MB 78 PG 112 Abbreviated Description: Map Ref:MB 78 PG 112								
13	6.67Mi.	**238 PLEASANT ST E** **ALLENDALE, SC 29810-3842**	09/23/2025	$42,000			//		SF	
		APN: 105-03-07-030 Document #: 2025-506 Document Type: Deed Price Code: A Land Use: Single Family Residential								

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	Legal:									
14	7.11Mi.	**372 GUM ST E** **ALLENDALE, SC 29810-4506**	02/23/2026	$58,000			//			SF
	APN: 105-04-07-012 Document #: 2026-64 Document Type: Special Warranty Deed Price Code: Land Use: Residential - Vacant Land Legal:									
15	7.24Mi.	**801 WATER ST** **ALLENDALE, SC 29810-3409**	08/12/2026	$55,000	$43	1268	/2/1	1926		SF
	APN: 088-09-03-003 Document #: Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: MapRef: MB 1 PG 17 Abbreviated Description: Map Ref:MB 1 PG 17City/Muni/Twp:ALLENDALE City/Muni/Twp: ALLENDALE									
16	7.59Mi.	**BLUFF RD** **ALLENDALE, SC 29810-**	05/04/2026	$298,340			//		928,264	SF
	APN: 088-09-06-001 Document #: 2026-216 Document Type: Limited Warranty Deed Price Code: A Land Use: Crop land, Field Crops, Row Crops (all soil classes) Legal:									
17	7.69Mi.	**1191 MOUNT PLEASANT CHURCH RD** **FAIRFAX, SC 29827-7821**	08/27/2026	$175,000	$88	1982	/3/2.5	1992	657,756	SF
	APN: 146-00-00-013 Document #: Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: MapRef: MB 17 PG 66 Abbreviated Description: Map Ref:MB 17 PG 66									
18	7.77Mi.	**299 SAM ST** **ALLENDALE, SC 29810-4412**	09/30/2026	$25,000	$26	948	/2/1			SF
	APN: 089-03-01-023 Document #: Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal:									
19	8.91Mi.	**901 7TH ST W** **FAIRFAX, SC 29827-**	08/01/2025	$235,000	$78	3017	//			SF
	APN: 123-07-03-001 Document #: 2025-401 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:FAIRFAX City/Muni/Twp: FAIRFAX									
20	9.14Mi.	**S-3-22 S-3-47** **ALLENDALE, SC 29810-**	09/11/2026	$150,000	$104	1437	//	1927	191,664	SF
	APN: 090-00-00-001 Document #: 202600007409 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal:									

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.	**2734 BURTONS FERRY HWY**	**05/06/2024**	$158,000	$6,320					
.03Mi.	**HWY 301**	**06/30/2006**	$33,400	$1,340	1,008		1990		
.04Mi.	**2756 BURTONS FERRY HWY**	**05/21/2014**	$85,000	$3,150	1,782	/3/	1996		
.21Mi.	**123 MT CALVARY CH RD**	**08/05/2022**	$21,900	$1,310	1,056	//1			
.22Mi.	**S-3-345**	**08/05/2022**	$13,400	$540	1,187	//1			
.24Mi.	**S-3-345**	**05/25/1982**	$12,000	$720	814		1962		
.26Mi.	**S-3-345 & 301**	**08/05/2022**	$19,800	$790	1,267	//1			
.26Mi.	**149 MOUNT CALVARY CHURCH RD**	**07/09/2021**	$9,500	$570	725	/3/1			
.28Mi.	**S-3-345**	**03/19/2009**	$17,800	$1,070	800	/3/	1966		
.29Mi.	**S-3-345**	**06/01/2018**	$8,900	$530	810	/2/	1968		
.3Mi.	**121 SHEPARD RD**	**02/11/2011**	$13,500	$540	800	/3/1			
.32Mi.	**188 MT CALVARY CH RD**	**01/30/2015**	$27,300	$1,640	1,102	/3/1	1975		
.41Mi.	**S-3-431**		$10,800	$430	739	/3/1			
.45Mi.	**OFF S-3-345**	**04/10/2019**	$6,800	$410					
.45Mi.	**S-3-431**	**08/02/2019**	$13,100	$520	740	/1/1			
.47Mi.	**OFF S-3-345**	**03/01/2016**	$8,200	$490	704	/3/1	1945		

Rent vs. Own

Households Occupied by Renters:	30%	Households Occupied by Owners:	47%

Demographics & Income

Median Age:	41.4 years old	Households:	223
Median Household Income:	$40,544	Households w/Family:	58%
Household Income Per Capita:	$20,567	Households w/Family Married:	39%
Most Common Education Level:	High School Graduate	Households w/Family Children:	15%

School District

School District Zone:	Allendale County School District	Students:	855
Number of Schools:	3	Rating:	D-

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
7.33Mi.	**Allendale-Fairfax High School** Number of Students: 252 Student-Teacher Ratio: 7.88	F	Public	9 - 12
7.33Mi.	**Allendale-Fairfax Middle School** Number of Students: 196 Student-Teacher Ratio: 13.07	NA	Public	6 - 8
7.56Mi.	**Allendale-Fairfax Elementary School** Number of Students: 407 Student-Teacher Ratio: 9.04	NA	Public	PK - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	41%	SIGNIFICANTLY LOWER
BURGLARY	165%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	149%	NOTABLY HIGHER
FORCIBLE ROBBERY	113%	HIGHER
AGGRAVATED ASSAULT	163%	NOTABLY HIGHER
FORCIBLE RAPE	177%	NOTABLY HIGHER
MURDER	155%	NOTABLY HIGHER
OVERALL	158%	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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