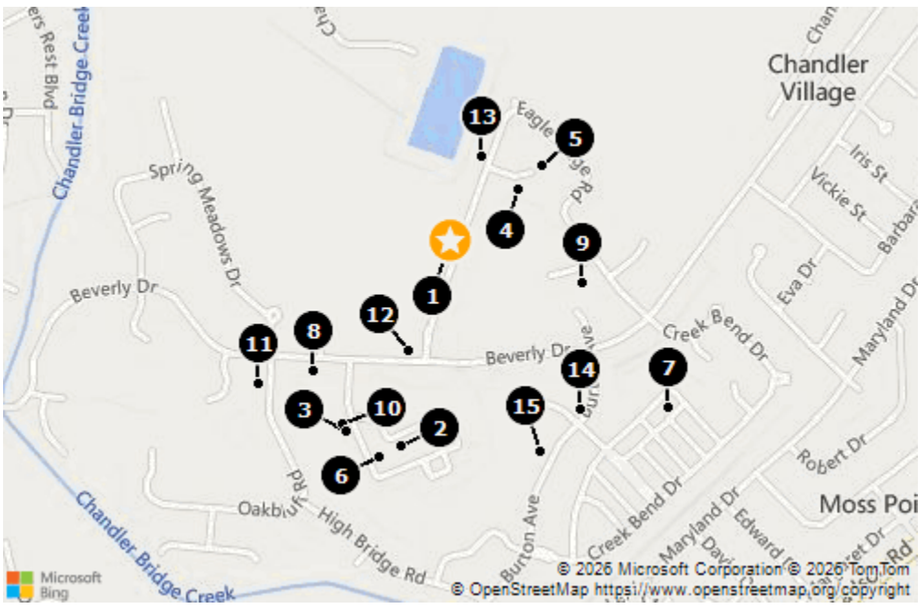
ICE SiteX Report

OrderID: 98612322

SiteX Property Information Report



Subject Property Location

320 EAGLE RIDGE RD, SUMMERVILLE, SC 29485-8499

County:	**DORCHESTER SC**	Census Tract:	450350108.134002
Property Use:	Single Family Residential	Zoning:	PUD_SV
Parcel Number:	154-05-09-043	Thomas Bros Pg-Grid:	

Valuation

Value:	**$414,000**	FSD:	13	Common Confidence Score:	52
Value Range:	$360,180 - $467,820	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	207
Assd Land Value:	$4,560	Market Land Value:	$114,000	Tax Year:	2025
Assd Improvement:	$11,134	Market Improvment Value:	$278,352	Total Taxable Value:	$3,658
Total Assessed Value:	$15,694	Total Assessor Market Value:	$392,352	Delinquent Year:	
				Tax Account ID:	R0041638
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 92 Subdivision: BRIDGES OF SUMMERVILLE Phase No: 5 Map Ref: MB=K PG=82

Abbreviated Description:	LOT 92 SUBD: BRIDGES OF SUMMERVILLE PH 5
City/Muni/Twp:	TOWN OF SUMMERVILLE

Property Characteristics

Lot Size:	7,841 SF	Bedrooms:	3	Pool:	
Building Area:	2230 SF	Baths:	2	Fireplace:	
Year Built:	2005	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	3	Ext Walls:	4
Number of Units:		Garage Type:	Garage	Heating:	Heat Pump
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:	Ranch	Basement:		Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/22/2026	Sales Price:	N/A
Document #:	2026001528 BK-PG 15393-29	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/22/2024	Sales Price:	N/A
Document #:	2024014808 BK-PG 11850-206	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/16/2024	Sales Price:	$395,000
Document #:	2024014214 BK-PG 15393-24	Type of Sale:	Verified Sale Price
Contract Date:	07/03/2024		
Document Type:			
Legal Description:			

Lot: 92 Subdivision: BRIDGES OF SUMMERVILLE SUBDIVISION Map Ref: MB K PG 82

Prior Transfer

Recording Date:	07/09/2024	Sales Price:	$395,000
Document #:	BK-PG 15393 -24	Type of Sale:	Per Assessor Transaction History

ICE SiteX Report

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Document Type:
Legal Description:
Lot: 92 Subdivision: BRIDGES OF SUMMERVILLE Phase No: 5 Map Ref: MB=K PG=82
Abbreviated Description: LOT 92 SUBD: BRIDGES OF SUMMERVILLE PH 5
City/Muni/Twp: TOWN OF SUMMERVILLE

Prior Transfer

Recording Date:	04/30/2019	Sales Price:	$238,500
Document #:	2019009849 BK-PG 11850-199	Type of Sale:	Verified Sale Price
Contract Date:	03/14/2019		
Document Type:			

Legal Description:
Lot: 92 Subdivision: BRIDGES OF SUMMERVILLE SUBDIVISION Map Ref: MB K PG 82

Prior Transfer

Recording Date:	03/14/2019	Sales Price:	$238,500
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/14/2016	Sales Price:	$217,500
Document #:	2016925958 BK-PG 10474-332	Type of Sale:	Full Amount on Deed
Contract Date:	10/13/2016		
Document Type:			

Legal Description:
Lot: 92 Subdivision: BRIDGES OF SUMMERVILLE SUBDIVISION Map Ref: MB K PG 82

Prior Transfer

Recording Date:	03/06/2015	Sales Price:	N/A
Document #:	BK-PG 5678-339	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/06/2015	Sales Price:	N/A
Document #:	BK-PG 5678-339	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/13/2014	Sales Price:	$173,000
Document #:	BK-PG 9471-174	Type of Sale:	Verified Sale Price
Contract Date:	10/10/2014		
Document Type:			

Legal Description:
Lot: 92 Subdivision: BRIDGES OF SUMMERVILLE SUBDIVISION Map Ref: MB K PG82

Prior Transfer

Recording Date:	10/06/2011	Sales Price:	$211,120
Document #:	BK-PG 5678-339	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/13/2006	Sales Price:	$188,100
Document #:	5693 BK-PG 4502-120	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/02/2006	Loan Amount:	N/A
Document #:	BK-PG 5678-339	Loan Type:	FHA
TD Due Date:	11/01/2036	Type Finance:	

Legal Description:
Lot: 92 Subdivision: BRIDGES OF SUMMERVILLE SUBDIVISION Tract No: B-2
City/Muni/Twp: SUMMERVILLE

Mortgage Record

Recording Date:	01/10/2005	Loan Amount:	N/A
Document #:	BK-PG 4502-120	Loan Type:	New Conventional
TD Due Date:	01/01/2035	Type Finance:	

Legal Description:
Lot: 92 Subdivision: BRIDGES OF SUMMERVILLE

Prior Transfer

Recording Date:	01/10/2005	Sales Price:	$188,140
Document #:	BK-PG 4502-114	Type of Sale:	Verified Sale Price
Contract Date:	12/23/2004		
Document Type:			

Legal Description:
Lot: 92 Subdivision: BRIDGES OF SUMMERVILLE SUBDIVISION PHASE 5 Tract No: B-2 Map Ref: MB K PG82
Abbreviated Description: PORTION TRACT B-2
City/Muni/Twp: SUMMERVILLE

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Area Sales Analysis

Total Area Sales	$5,126,200	Median # of Bedrooms	3
Median Lot Size	7,841 SF	Median # of Baths	2
Median Living Area	1,584 SF	Median Year Built	2004
Price Range - 2 Yrs	$212,000 to $405,000	Age Range	20 years to 25 years
Median Value	$358,000	Median Age	22 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.01Mi.	**322 EAGLE RIDGE RD** **SUMMERVILLE, SC 29485-8499**	09/10/2026	$296,200	$233	1268	3/3/2	2004	7,841 SF	
		APN: 154-05-09-044 Document #: 2026021996 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 93 Subdivision: BRIDGES OF SUMMERVILLE SUBDIVISION MapRef: MB K PG 82 Abbreviated Description: Lot:93 Subdivision:BRIDGES OF SUMMERVILLE SUBDIVISION Map Ref:MB K PG 82								
2	.29Mi.	**314 GARDEN GROVE DR** **SUMMERVILLE, SC 29485-9033**	08/31/2026	$212,000	$157	1346	3/3/2	2006	4,356 SF	
		APN: 154-09-13-031 Document #: 2026021059 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 52 Subdivision: THE GARDENS AT THE BRIDGES OF SUMMERVILLE MapRef: MB K PG 162 Abbreviated Description: Lot:52 Subdivision:THE GARDENS AT THE BRIDGES OF SUMMERVILLE Map Ref:MB K PG 162City/Muni/Twp:SUMMERVILLE City/Muni/Twp: SUMMERVILLE								
3	.29Mi.	**113 GARDEN GROVE DR** **SUMMERVILLE, SC 29485-8791**	08/26/2026	$310,000	$236	1312	3/3/2	2006	5,663 SF	
		APN: 154-09-01-068 Document #: 2026020548 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 7 Subdivision: GARDENS AT THE BRIDGES Phase No: 1 MapRef: MB K PG 162 Abbreviated Description: Lot:7 Subdivision:GARDENS AT THE BRIDGES Phase No:1 Map Ref:MB K PG 162City/Muni/Twp:SUMMERVILLE City/Muni/Twp: SUMMERVILLE								
4	.12Mi.	**102 WARRELL CIR** **SUMMERVILLE, SC 29485-8790**	08/18/2026	$335,000	$212	1580	3/3/2	2004	7,405 SF	
		APN: 154-05-04-069 Document #: 2026019764 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 196 Subdivision: BRIDGES OF SUMMERVILLE MapRef: MB K PG 82 Abbreviated Description: Lot:196 Subdivision:BRIDGES OF SUMMERVILLE Map Ref:MB K PG 82								
5	.16Mi.	**105 WARRELL CIR** **SUMMERVILLE, SC 29485-8790**	08/07/2026	$405,000	$180	2248	3/3/2	2004	13,504 SF	
		APN: 154-05-04-065 Document #: 2026018983 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 200 Subdivision: BRIDGES OF SUMMERVILLE SUBDIVISION MapRef: MB K PG 82 Abbreviated Description: Lot:200 Subdivision:BRIDGES OF SUMMERVILLE SUBDIVISION Map Ref:MB K PG 82City/Muni/Twp:SUMMERVILLE City/Muni/Twp: SUMMERVILLE								
6	.31Mi.	**124 GARDEN GROVE DR** **SUMMERVILLE, SC 29485-8791**	07/27/2026	$362,500	$180	2011	3/3/3	2006	4,356 SF	
		APN: 154-09-13-037 Document #: 2026017733 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 47 Subdivision: SUBDIVISION PLAT SHOWING THE GARDENS AT THE BRIDGE MapRef: MB K PG 162 Abbreviated Description: Lot:47 Subdivision:SUBDIVISION PLAT SHOWING THE GARDENS AT THE BRIDGE Map Ref:MB K PG 162City/Muni/Twp:SUMMERVILLE City/Muni/Twp: SUMMERVILLE								
7	.37Mi.	**52 REGENCY OAKS DR** **SUMMERVILLE, SC 29485-8180**	06/24/2026	$403,000	$162	2474	4/4/3	2004	5,663 SF	
		APN: 154-10-19-002 Document #: 2026014894 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 12-X Subdivision: THE BRIDGES OF SUMMERVILLE SUBDIVISION MapRef: CAB K PG 28 Abbreviated Description: Lot:12-X Subdivision:THE BRIDGES OF SUMMERVILLE SUBDIVISION Map Ref:CAB K PG 28City/Muni/Twp:SUMMERVILLE City/Muni/Twp: SUMMERVILLE								
8	.26Mi.	**621 BEVERLY DR** **SUMMERVILLE, SC 29485-8474**	06/16/2026	$395,000	$249	1584	4/4/3	2003	10,019 SF	
		APN: 154-09-01-056 Document #: 2026014277 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: F8 Block: F Subdivision: THE BRIDGES OF SUMMERVILLE SUBDIVISION MapRef: CAB K PG 13 Abbreviated Description: Lot:F8 Block:F Subdivision:THE BRIDGES OF SUMMERVILLE SUBDIVISION Map Ref:CAB K PG 13City/Muni/Twp:SUMMERVILLE City/Muni/Twp: SUMMERVILLE								
9	.19Mi.	**103 BILL PARK DR** **SUMMERVILLE, SC 29485-8461**	06/11/2026	$285,500	$248	1150	3/3/2	2003	10,019 SF	
		APN: 154-05-04-033 Document #: 2026013797 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 231 Subdivision: THE BRIDGES OF SUMMERVILLE Phase No: 3 MapRef: CAB K SL 41 Abbreviated Description: Lot:231 Subdivision:THE BRIDGES OF SUMMERVILLE Phase No:3 Map Ref:CAB K SL 41City/Muni/Twp:SUMMERVILLE City/Muni/Twp: SUMMERVILLE								
10	.29Mi.	**111 GARDEN GROVE DR** **SUMMERVILLE, SC 29485-8791**	06/08/2026	$365,000	$218	1672	2/2/2	2005	6,098 SF	
		APN: 154-09-01-067 Document #: 2026013511 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 6 Subdivision: GARDENS AT THE BRIDGES OF SUMMERVILLE MapRef: MB K PG 162 Abbreviated Description: Lot:6 Subdivision:GARDENS AT THE BRIDGES OF SUMMERVILLE Map Ref:MB K PG 162City/Muni/Twp:SUMMERVILLE City/Muni/Twp: SUMMERVILLE								
11	.32Mi.	**104 OAKBLUFF RD** **SUMMERVILLE, SC 29485-8449**	05/07/2026	$379,000	$203	1861	3/3/2	2003	9,583 SF	
		APN: 154-09-04-012 Document #: 2026010549 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: B12 Subdivision: BRIDGES OF SUMMERVILLE SUBDIVISION MapRef: CAB K PG 13 Abbreviated Description: Lot:B12 Subdivision:BRIDGES OF SUMMERVILLE SUBDIVISION Map Ref:CAB K PG 13City/Muni/Twp:SUMMERVILLE City/Muni/Twp: SUMMERVILLE								
12	.16Mi.	**534 BEVERLY DR** **SUMMERVILLE, SC 29485-8191**	05/06/2026	$335,000	$266	1255	3/3/2	2004	8,276 SF	
		APN: 154-09-14-009 Document #: 2026010506 Document Type: Price Code: V Land Use: Single Family Residential								

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Legal: Lot: 105 Subdivision: BRIDGES OF SUMMERVILLE SUBDIVISION Phase No: 4 MapRef: MB K PG 70 Abbreviated Description: Lot:105 Subdivision:BRIDGES OF SUMMERVILLE SUBDIVISION Phase No:4 Map Ref:MB K PG 70City/Muni/Twp:SUMMERVILLE City/Muni/ Twp: SUMMERVILLE

13	.12Mi.	**252 EAGLE RIDGE RD SUMMERVILLE, SC 29485-8480**	04/21/2026	$369,000	$164	2248	3/3/2	2004	7,841 SF

APN: 154-05-09-033 Document #: 2026008922
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 82 Subdivision: BRIDGES OF SUMMERVILLE MapRef: CAB K PG 82 Abbreviated Description: Lot:82 Subdivision:BRIDGES OF SUMMERVILLE Map Ref:CAB K PG 82

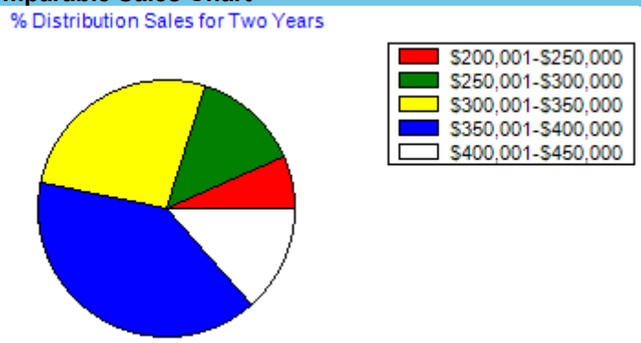
14	.29Mi.	**100 CREEKSIDE DR SUMMERVILLE, SC 29485-8164**	04/09/2026	$358,000	$216	1654	4/4/2	2001	7,405 SF

APN: 154-09-01-001 Document #: 2026008042
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 277 Subdivision: THE BRIDGES OF SUMMERVILLE MapRef: CAB J PG 169 Abbreviated Description: Lot:277 Subdivision:THE BRIDGES OF SUMMERVILLE Map Ref:CAB J PG 169City/Muni/Twp:SUMMERVILLE City/Muni/Twp: SUMMERVILLE

15	.31Mi.	**219 BURTON AVE SUMMERVILLE, SC 29485-8155**	04/09/2026	$316,000	$247	1276	3/3/2	2001	10,890 SF

APN: 154-09-01-015 Document #: 2026008040
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 290 Subdivision: BRIDGES OF SUMMERVILLE MapRef: CAB J PG 169 Abbreviated Description: Lot:290 Subdivision:BRIDGES OF SUMMERVILLE Map Ref:CAB J PG 169City/Muni/Twp:SUMMERVILLE City/Muni/Twp: SUMMERVILLE

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.	**320 EAGLE RIDGE RD**	**07/09/2024**	$392,352	$15,694	2,230	3/3/2	2005	7,841 SF	
.01Mi.	**322 EAGLE RIDGE RD**	**06/09/2017**	$305,884	$12,235	1,268	3/3/2	2004	7,841 SF	
.01Mi.	**318 EAGLE RIDGE RD**	**05/02/2006**	$338,083	$20,285	1,524	3/3/2	2004	7,841 SF	
.02Mi.	**324 EAGLE RIDGE RD**	**07/27/2020**	$340,392	$13,616	1,605	3/3/2	2004	7,841 SF	
.02Mi.	**316 EAGLE RIDGE RD**	**02/28/2019**	$303,848	$12,154	1,238	3/3/2	2005	7,841 SF	
.03Mi.	**317 EAGLE RIDGE RD**	**10/14/2021**	$363,211	$14,528	1,655	4/4/2	2004	7,841 SF	
.03Mi.	**319 EAGLE RIDGE RD**	**06/13/2014**	$361,604	$14,464	1,720	3/3/2	2004	7,841 SF	
.03Mi.	**315 EAGLE RIDGE RD**	**06/15/2022**	$412,027	$16,481	1,954	3/3/2	2004	7,841 SF	
.04Mi.	**326 EAGLE RIDGE RD**	**04/03/2017**	$322,302	$12,892	1,268	3/3/2	2004	7,841 SF	
.04Mi.	**314 EAGLE RIDGE RD**	**10/05/2004**	$374,255	$14,970	2,180	3/3/2	2004	7,841 SF	
.04Mi.	**321 EAGLE RIDGE RD**	**05/15/2014**	$346,653	$13,866	2,248	/4/2	2004	7,841 SF	
.04Mi.	**313 EAGLE RIDGE RD**	**05/25/2005**	$353,851	$14,154	1,548	3/3/2	2005	7,841 SF	
.05Mi.	**323 EAGLE RIDGE RD**	**05/11/2018**	$373,278	$14,931	1,858	3/3/2	2004	7,841 SF	
.05Mi.	**310 EAGLE RIDGE RD**	**10/21/2021**	$359,925	$14,397	1,954	3/3/2	2004	7,841 SF	
.05Mi.	**328 EAGLE RIDGE RD**	**02/29/2024**	$313,621	$12,545	1,255	3/3/2	2004	7,841 SF	
.05Mi.	**311 EAGLE RIDGE RD**	**03/01/2010**	$354,268	$14,171	1,655	3/3/2	2005	7,841 SF	

Rent vs. Own

Households Occupied by Renters:	27%	Households Occupied by Owners:	69%

Demographics & Income

Median Age:	37.6 years old	Households:	23,093
Median Household Income:	$85,369	Households w/Family:	72%
Household Income Per Capita:	$40,510	Households w/Family Married:	52%
Most Common Education Level:	Some College	Households w/Family Children:	41%

School District

School District Zone:	Dorchester School District 2	Students:	25,928
Number of Schools:	25	Rating:	A

ICE SiteX Report

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.54Mi.	**Oakbrook Middle School** Number of Students: 861 Student-Teacher Ratio: 14.11	A-	Public	6 - 8
1.49Mi.	**Oakbrook Elementary School** Number of Students: 649 Student-Teacher Ratio: 15.09	NA	Public	KG - 5
5.67Mi.	**Ashley Ridge High School** Number of Students: 2,599 Student-Teacher Ratio: 18.59 Advanced Placement: Yes	B	Public	9 - 12
6.56Mi.	**Rollings Middle School of the Arts** Number of Students: 797 Student-Teacher Ratio: 16.27	A+	Public	6 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	113%	HIGHER
BURGLARY	85%	LOWER
MOTOR VEHICLE THEFT	116%	HIGHER
FORCIBLE ROBBERY	92%	SIMILAR
AGGRAVATED ASSAULT	80%	LOWER
FORCIBLE RAPE	94%	SIMILAR
MURDER	100%	SIMILAR
OVERALL	90%	LOWER

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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