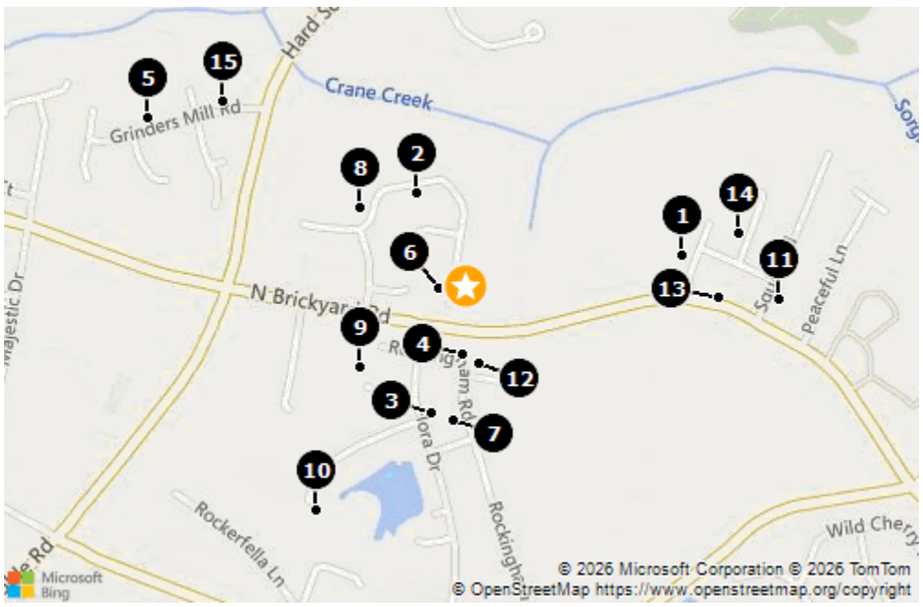
ICE SiteX Report

OrderID: 98677749

SiteX Property Information Report



Subject Property Location

321 KENMORE PARK DR, COLUMBIA, SC 29223-8255

County:	**RICHLAND SC**	Census Tract:	450790114.191014
Property Use:	Single Family Residential	Zoning:	RU
Parcel Number:	R20103-05-43	Thomas Bros Pg-Grid:	

Valuation

Value:	**$353,000**	FSD:	13	Common Confidence Score:	52
Value Range:	$307,110 - $398,890	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2023	Market Value Year:	2023	Tax Rate Code Area:	2DP
Assd Land Value:		Market Land Value:		Tax Year:	2025
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$2,405
Total Assessed Value:	$8,560	Total Assessor Market Value:	$214,000	Delinquent Year:	
				Tax Account ID:	01881048
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 47,71 Subdivision: HOMESTEAD
Abbreviated Description: LOT 47 71.8X130X71.8X130 #SU THE HOMESTEAD #PR RB1370-2987 RB1163-2534

Property Characteristics

Lot Size:	9,148 SF	Bedrooms:	5	Pool:	
Building Area:	3078 SF	Baths:	3	Fireplace:	Yes
Year Built:	2007	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	4
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	2	Number of Cars:	2	A/C:	Central
Style:	Convention	Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	07/25/2023	Loan Amount:	N/A
Document #:	2023031475 BK-PG 2852-3967	Loan Type:	FHA
TD Due Date:	07/01/2063	Type Finance:	

Legal Description:
Lot: 47 Subdivision: HOMESTEAD SUBDIVISION

Prior Transfer

Recording Date:	06/23/2021	Sales Price:	$210,123
Document #:	2021040618 BK-PG 2326-3823	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/22/2018	Sales Price:	N/A
Document #:	2018060496 BK-PG 1414-2283	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/13/2018	Sales Price:	$214,000
Document #:	2018057740 BK-PG 2326-3820	Type of Sale:	Full Amount on Deed
Contract Date:	07/27/2018		
Document Type:			

ICE SiteX Report

OrderID: 98677749

Legal Description:
Lot: 47 Subdivision: THE HOMESTEAD SUBDIVISION Map Ref: MB 1163 PG 2534

Prior Transfer

Recording Date:	08/13/2018	Sales Price:	$214,000
Document #:	BK-PG R2326 -3820	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 47,71 Subdivision: HOMESTEAD
Abbreviated Description: LOT 47 71.8X130X71.8X130 #SU THE HOMESTEAD #PR RB1370-2987 RB1163-2534

Prior Transfer

Recording Date:	05/06/2008	Sales Price:	$245,262
Document #:	2008035216 BK-PG 1370-2968	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/27/2008	Loan Amount:	N/A
Document #:	2008023298 BK-PG 01414-2283	Loan Type:	VA
TD Due Date:	04/01/2038	Type Finance:	ADJ

Legal Description:
Lot: 47 Subdivision: THE HOMESTEAD SUBDIVISION

Prior Transfer

Recording Date:	10/29/2007	Sales Price:	$240,100
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/29/2007	Sales Price:	$240,100
Document #:	2007097258 BK-PG 01370-2966	Type of Sale:	Full Amount on Deed
Contract Date:	10/26/2007		
Document Type:			

Legal Description:
Lot: 47 Map Ref: DD1163 PG2534

Area Sales Analysis

Total Area Sales	$4,035,440	Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	2
Median Living Area	1,512 SF	Median Year Built	1994
Price Range - 2 Yrs	$178,000 to $945,000	Age Range	13 years to 49 years
Median Value	$195,111	Median Age	32 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.3Mi.	**7 SHADOW GREY CT** **COLUMBIA, SC 29223-8237**	09/23/2026	$178,000	$111	1600	/3/2	1995	SF	
		APN: R20107-02-36 Document #: 2026047638 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 5 Subdivision: BRICKYARD VILLAGE MapRef: MB 54 PG 8460 Abbreviated Description: Lot:5 Subdivision:BRICKYARD VILLAGE Map Ref:MB 54 PG 8460								
2	.14Mi.	**260 KENMORE PARK DR** **COLUMBIA, SC 29223-8252**	09/21/2026	$255,999	$122	2098	/3/2	2011	SF	
		APN: R20103-06-14 Document #: 2026047007 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 19 Subdivision: THE HOMESTEAD SUBDIVISION MapRef: MB 1163 PG 2534 Abbreviated Description: Lot:19 Subdivision:THE HOMESTEAD SUBDIVISION Map Ref:MB 1163 PG 2534								
3	.17Mi.	**1118 FLORA DR** **COLUMBIA, SC 29223-5206**	08/05/2026	$194,900	$143	1355	/3/2	1977	SF	
		APN: R20102-03-12 Document #: 2026038866 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 4 Block: C Subdivision: CLEAR SPRINGS MapRef: MB 51 PG 8327 Abbreviated Description: Lot:4 Block:C Subdivision:CLEAR SPRINGS Map Ref:MB 51 PG 8327								
4	.09Mi.	**405 ROCKINGHAM RD** **COLUMBIA, SC 29223-5211**	06/27/2026	$189,900	$125	1512	/3/1	1980	13,939 SF	
		APN: R20102-02-04 Document #: 2026031478 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 4 Block: E Subdivision: PLAT OF CLEAR SPRINGS BY BP BARBER & AS MapRef: MB 5204 PG 7965 Abbreviated Description: Lot:4 Block:E Subdivision:PLAT OF CLEAR SPRINGS BY BP BARBER & AS Map Ref:MB 5204 PG 7965City/Muni/Twp:COLUMBIA City/Muni/Twp: COLUMBIA								
5	.49Mi.	**208 GRINDERS MILL RD** **COLUMBIA, SC 29223-8008**	05/19/2026	$279,900	$144	1934	/3/2	1990	SF	
		APN: R20103-02-05 Document #: 2026024179 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 55 Subdivision: MILLBANK SUBDIVISION MapRef: MB 52 PG 132 Abbreviated Description: Lot:55 Subdivision:MILLBANK SUBDIVISION Map Ref:MB 52 PG 132City/Muni/Twp:COLUMBIA City/Muni/Twp: COLUMBIA								
6	.04Mi.	**322 KENMORE PARK DR** **COLUMBIA, SC 29223-8254**	05/01/2026	$255,000	$109	2330	/3/2	2008	10,454 SF	
		APN: R20103-06-35 Document #: 2026020924 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 40 Subdivision: THE HOMESTEAD SUBDIVISION MapRef: MB 1163 PG 2534 Abbreviated Description: Lot:40 Subdivision:THE HOMESTEAD SUBDIVISION Map Ref:MB 1163 PG 2534City/Muni/Twp:COLUMBIA City/Muni/Twp: COLUMBIA								

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7	.18Mi.	**324 ROCKINGHAM RD** **COLUMBIA, SC 29223-5207**	03/10/2026	$184,000	$144	1272	/3/2	1979	SF

APN: R20102-03-07 Document #: 2026011144
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 9 Block: C Subdivision: CLEAR SPRINGS MapRef: MB Y PG 2879 Abbreviated Description: Lot:9 Block:C Subdivision:CLEAR SPRINGS Map Ref:MB Y PG 2879

8	.17Mi.	**233 KENMORE PARK DR** **COLUMBIA, SC 29223-8253**	02/25/2026	$290,000	$100	2891	/5/3	2013	SF

APN: R20103-05-21 Document #: 2026008850
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 69 Subdivision: THE HOMESTEAD SUBDIVISION MapRef: MB 1163 PG 2534 Abbreviated Description: Lot:69 Subdivision:THE HOMESTEAD SUBDIVISION Map Ref:MB 1163 PG 2534City/Muni/Twp:COLUMBIA City/Muni/Twp: COLUMBIA

9	.22Mi.	**1113 N BRICKYARD RD** **COLUMBIA, SC 29223-8224**	01/20/2026	$945,000	$170	5528	/5/3	1995	214,752 SF

APN: R20100-04-03 Document #: 2026002974
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: B Subdivision: JOSE ANTONIO LEON & MARIA G LEON MapRef: MB 3026 PG 140 Abbreviated Description: Lot:B Subdivision:JOSE ANTONIO LEON & MARIA G LEON Map Ref:MB 3026 PG 140

10	.35Mi.	**141 CHAUNTICLEER RD** **COLUMBIA, SC 29223-5201**	01/16/2026	$185,000	$149	1237	/3/2	1980	SF

APN: R20102-05-11 Document #: 2026002699
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 21 Block: A Subdivision: CEDAR SPRINGS MapRef: MB 56 PG 9450 Abbreviated Description: Lot:21 Block:A Subdivision:CEDAR SPRINGS Map Ref:MB 56 PG 9450

11	.42Mi.	**104 SQUIRE RD** **COLUMBIA, SC 29223-8232**	12/02/2025	$227,500	$166	1370	/3/2	1994	SF

APN: R20107-01-01 Document #: 2025057279
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 57 Subdivision: BRICKYARD VILLAGE MapRef: MB 54 PG 8480 Abbreviated Description: Lot:57 Subdivision:BRICKYARD VILLAGE Map Ref:MB 54 PG 8480

12	.11Mi.	**1 ROCKINGHAM CT** **COLUMBIA, SC 29223-5208**	07/08/2025	$195,111	$158	1228	/3/2	1977	SF

APN: R20102-02-05 Document #: 2025031668
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 5 Block: E Abbreviated Description: Lot:5 Block:E

13	.34Mi.	**816 N BRICKYARD RD** **COLUMBIA, SC 29223-8220**	06/16/2025	$188,000	$164	1140	/3/2	1995	SF

APN: R20107-03-11 Document #: 2025027515
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 64 Subdivision: BRICKYARD VILLAGE MapRef: MB 55 PG 9392 Abbreviated Description: Lot:64 Subdivision:BRICKYARD VILLAGE Map Ref:MB 55 PG 9392

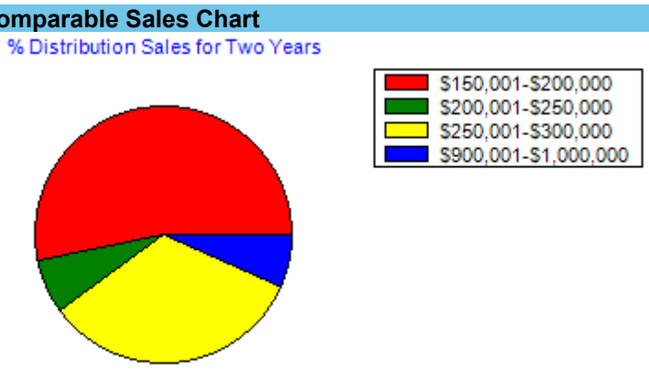
14	.37Mi.	**5 IRON SPOT CIR** **COLUMBIA, SC 29223-8231**	06/12/2025	$195,000	$180	1080	/3/2	1996	8,712 SF

APN: R20107-02-27 Document #: 2025027022
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 14 Subdivision: BRICKYARD VILLAGE MapRef: MB 54 PG 8460 Abbreviated Description: Lot:14 Subdivision:BRICKYARD VILLAGE Map Ref:MB 54 PG 8460

15	.41Mi.	**106 GRINDERS MILL RD** **COLUMBIA, SC 29223-8006**	06/05/2025	$272,130	$163	1661	/3/2	1990	SF

APN: R20103-01-04 Document #: 2025025883
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 62 Subdivision: MILLBANK SUBDIVISION MapRef: MB 52 PG 132 Abbreviated Description: Lot:62 Subdivision:MILLBANK SUBDIVISION Map Ref:MB 52 PG 132

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.	**321 KENMORE PARK DR**	**08/13/2018**	$214,000	$8,560	3,078	/5/3	2007	9,148 SF	
.01Mi.	**317 KENMORE PARK DR**	**01/07/2022**	$140,000	$5,600	1,536	/3/2	2008	9,148 SF	
.01Mi.	**325 KENMORE PARK DR**	**12/30/2016**	$132,500	$5,300	1,889	/3/2	2008	9,148 SF	
.03Mi.	**313 KENMORE PARK DR**	**12/13/2020**	$140,700	$5,628	2,010	/3/2	2008	9,148 SF	
.03Mi.	**329 KENMORE PARK DR**	**10/13/2010**			3,468	/5/3	2010		
.04Mi.	**322 KENMORE PARK DR**	**05/01/2026**	$205,000	$8,200	2,330	/3/2	2008	10,454 SF	
.04Mi.	**318 KENMORE PARK DR**	**03/05/2010**	$119,400	$4,776	1,683	/3/2	2009		
.04Mi.	**1006 N BRICKYARD RD**				2,554	/3/2.5	1965	4 SF	
.04Mi.	**309 KENMORE PARK DR**	**12/18/2020**	$216,000	$8,640	2,198	/4/2	2012	9,148 SF	
.04Mi.	**314 KENMORE PARK DR**	**08/30/2022**	$123,400	$4,936	1,682	/3/2	2009		
.04Mi.	**333 KENMORE PARK DR**	**10/31/2008**	$118,100	$4,724	1,683	/3/2	2008		
.05Mi.	**326 KENMORE PARK DR**	**03/09/2015**	$172,200	$6,888	2,418	/4/2	2015		
.05Mi.	**310 KENMORE PARK DR**	**10/01/2013**	$156,300	$6,252	2,202	/4/2	2013		
.05Mi.	**334 KENMORE PARK DR**	**08/15/2019**	$179,000	$7,160	1,816	/3/2	2014	10,454 SF	
.05Mi.	**305 KENMORE PARK DR**	**03/06/2017**	$149,000	$5,960	1,687	/3/2	2011		
.05Mi.	**330 KENMORE PARK DR**	**11/16/2017**	$130,000	$5,200	1,661	/3/2	2009	15,682 SF	

Rent vs. Own

Households Occupied by Renters:	37%	Households Occupied by Owners:	56%

Demographics & Income

Median Age:	39.4 years old	Households:	21,519
Median Household Income:	$66,512	Households w/Family:	61%
Household Income Per Capita:	$34,642	Households w/Family Married:	35%
Most Common Education Level:	Some College	Households w/Family Children:	29%

School District

School District Zone:	Richland School District 2	Students:	28,841
Number of Schools:	32	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.35Mi.	**Westwood High School** Number of Students: 1,743 Student-Teacher Ratio: 16.44 Advanced Placement: Yes	D	Public	9 - 12
2.01Mi.	**Longleaf Middle School** Number of Students: 796 Student-Teacher Ratio: 14.29	B	Public	6 - 8
2.57Mi.	**Spring Valley High School** Number of Students: 2,230 Student-Teacher Ratio: 17.81 Advanced Placement: Yes	C	Public	9 - 12
0.98Mi.	**Killian Elementary School** Number of Students: 699 Student-Teacher Ratio: 11.59	NA	Public	PK - 5
4.74Mi.	**Richland Northeast High School** Number of Students: 1,340 Student-Teacher Ratio: 13.33 Advanced Placement: Yes	D-	Public	9 - 12

Flood Report

The Subject Property of **321 KENMORE PARK DR, COLUMBIA, SC 29223-8255** 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	115%	HIGHER
BURGLARY	116%	HIGHER
MOTOR VEHICLE THEFT	116%	HIGHER
FORCIBLE ROBBERY	100%	SIMILAR
AGGRAVATED ASSAULT	102%	SIMILAR
FORCIBLE RAPE	93%	SIMILAR
MURDER	92%	SIMILAR
OVERALL	96%	SIMILAR

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Disaster Alerts

1/21/2026 - Severe Winter Storm

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