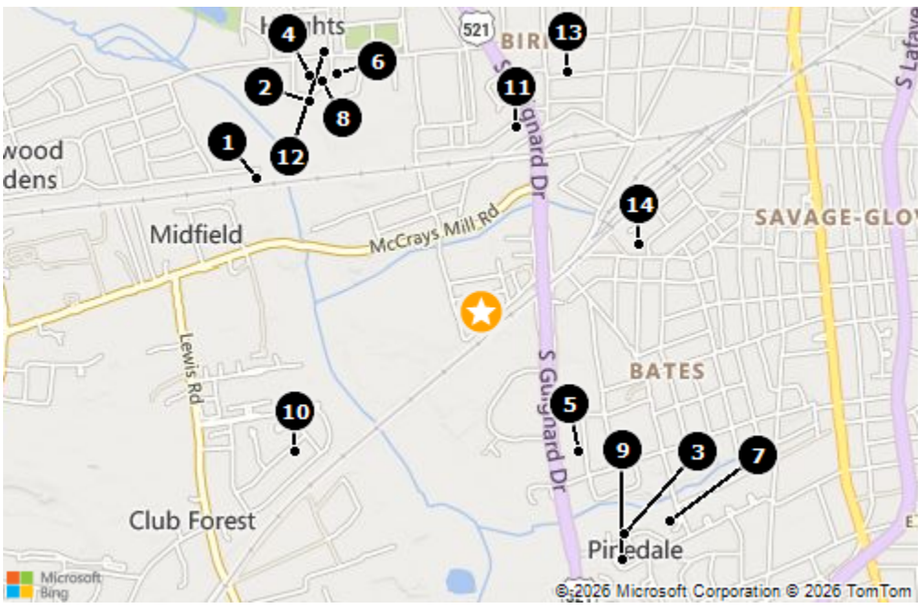
ICE SiteX Report

OrderID: 98056439

SiteX Property Information Report



Subject Property Location

336 BEN ST, SUMTER, SC 29150-6206

County:	**SUMTER SC**	Census Tract:	450850015.001027
Property Use:	Single Family Residential	Zoning:	R-6
Parcel Number:	227-11-01-027	Thomas Bros Pg-Grid:	

Valuation

Value:	**$138,000**	FSD:	37	Common Confidence Score:	19
Value Range:	$86,940 - $189,060	ICE Confidence Score:	63		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$100	Market Land Value:	$2,400	Tax Year:	2025
Assd Improvement:	$4,580	Market Improvment Value:	$114,450	Total Taxable Value:	$930
Total Assessed Value:	$4,680	Total Assessor Market Value:	$116,850	Delinquent Year:	2022
				Tax Account ID:	38716
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 29 Map Ref: PB 2024-00211

Abbreviated Description:	LOT 29 0.09AC PB2024-21
City/Muni/Twp:	CITY OF SUMTER

Property Characteristics

Lot Size:	4,000 SF	Bedrooms:	3	Pool:	
Building Area:	1185 SF	Baths:	2	Fireplace:	1
Year Built:	1942	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Siding (alum/vinyl)
Number of Units:	1	Garage Type:	Carport	Heating:	Yes
Number of Stories:	1	Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	08/15/2025	Loan Amount:	N/A
Document #:	BK-PG 1343-3680	Loan Type:	FHA
TD Due Date:	09/01/2054	Type Finance:	

Legal Description:
Lot: 29

Prior Transfer

Recording Date:	06/09/2025	Sales Price:	N/A
Document #:	BK-PG 1331-1655	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/04/2024	Sales Price:	N/A
Document #:	BK-PG 1331-1655	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/12/2024	Sales Price:	$145,500
Document #:	BK-PG 1331 -1647	Type of Sale:	Qualified Sale
Document Type:			

ICE SiteX Report

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Legal Description:
Lot: 29 Map Ref: PB 2024-00211
Abbreviated Description: LOT 29 0.09AC PB2024-21
City/Muni/Twp: CITY OF SUMTER

Mortgage Record

Recording Date:	09/12/2024	Loan Amount:	N/A
Document #:	BK-PG 1331-1682	Loan Type:	2nd Mortgage made to cover Down Payment
TD Due Date:		Type Finance:	

Legal Description:
Lot: 29

Prior Transfer

Recording Date:	09/12/2024	Sales Price:	$145,500
Document #:	BK-PG 1331-1647	Type of Sale:	Verified Sale Price
Contract Date:	08/26/2024		
Document Type:			

Legal Description:
Lot: 29 Subdivision: F DACVIS MITCHUM Map Ref: MB 2024 PG 211

Prior Transfer

Recording Date:	11/13/2023	Sales Price:	$30,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/13/2023	Sales Price:	$30,000
Document #:	BK-PG 1320-5134	Type of Sale:	Full Amount on Deed
Contract Date:	11/13/2023		
Document Type:			

Legal Description:
Lot: 29 Map Ref: MB 4-A PG 92

Area Sales Analysis

Total Area Sales	$1,771,751	Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	1
Median Living Area	1,213 SF	Median Year Built	1971
Price Range - 2 Yrs	$6,501 to $215,000	Age Range	35 years to 113 years
Median Value	$149,175	Median Age	55 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.7Mi.	**6 BURKETT DR** **SUMTER, SC 29150-5508**	06/09/2026	$174,900	$170	1024	5/3/1	1985	SF	
		APN: 227-08-01-091 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 317 Subdivision: 4TH ADDITION TO MILLWOOD GARDENS SUBDIVISION MapRef: MB 93 PG 1775 Abbreviated Description: Lot:317 Subdivision:4TH ADDITION TO MILLWOOD GARDENS SUBDIVISION Map Ref:MB 93 PG 1775								
2	.72Mi.	**810 MARIGOLD ST** **SUMTER, SC 29150-8061**	06/01/2026	$160,000	$140	1141	5/2/1	1987	SF	
		APN: 227-02-03-063 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 8 Subdivision: MARIGOLD HEIGHTS SUBDIVISION MapRef: MB PB88 PG 6 Abbreviated Description: Lot:8 Subdivision:MARIGOLD HEIGHTS SUBDIVISION Map Ref:MB PB88 PG 6								
3	.71Mi.	**31 NEAL ST** **SUMTER, SC 29150-7411**	05/18/2026	$120,000	$97	1235	6/3/1	1971	SF	
		APN: 226-03-03-016 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 103 Section: 3 Subdivision: PINEDALE SUBDIVISION MapRef: MB Z-28 PG 68 Abbreviated Description: Lot:103 Section:3 Subdivision:PINEDALE SUBDIVISION Map Ref:MB Z-28 PG 68City/Muni/Twp:SUMTER City/Muni/Twp: SUMTER								
4	.79Mi.	**30 MARIGOLD CT** **SUMTER, SC 29150-8064**	05/04/2026	$185,000	$148	1247	6/3/2	1986	11,761 SF	
		APN: 227-02-01-044 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 20&20A Subdivision: MARIGOLD HEIGHTS SUBDIVISION MapRef: MB PB94 PG 426 Abbreviated Description: Lot:20&20A Subdivision:MARIGOLD HEIGHTS SUBDIVISION Map Ref:MB PB94 PG 426								
5	.46Mi.	**718 ESTATE ST** **SUMTER, SC 29150-7406**	04/23/2026	$165,000	$107	1538	6/3/2	1971	22,657 SF	
		APN: 227-14-03-008 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 3 Subdivision: BURGESS SUBDIVISION MapRef: MB Z-21 PG 37 Abbreviated Description: Lot:3 Subdivision:BURGESS SUBDIVISION Map Ref:MB Z-21 PG 37								
6	.74Mi.	**740 MARIGOLD ST** **SUMTER, SC 29150-8065**	12/19/2025	$138,350	$95	1442	7/3/2	1987	SF	
		APN: 227-02-03-056 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 15 Subdivision: MARIGOLD HEIGHTS SUBDIVISION MapRef: MB 93 PG 1149 Abbreviated Description: Lot:15 Subdivision:MARIGOLD HEIGHTS SUBDIVISION Map Ref:MB 93 PG 1149								
7	.75Mi.	**932 BAILEY ST** **SUMTER, SC 29150-7402**	11/21/2025	$90,000	$42	2100	6/3/2	1968	SF	
		APN: 226-04-01-019 Document #: Document Type: Price Code: D Land Use: Single Family Residential								

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Legal: Lot: 24 Abbreviated Description: Lot:24

8	.76Mi.	**10 MARIGOLD CT** **SUMTER, SC 29150-8064**	11/19/2025	$215,000	$155	1383	7/3/2	1988	SF

APN: 227-02-01-046 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 18&18A Subdivision: MARIGOLD HEIGHTS SUBDIVISION MapRef: MB PB88 PG 733 Abbreviated Description: Lot:18&18A Subdivision:MARIGOLD HEIGHTS SUBDIVISION Map Ref:MB PB88 PG 733

9	.77Mi.	**125 ALBERT SPEARS DR** **SUMTER, SC 29150-6803**	10/30/2025	$200,000	$97	2057	6/4/2	1971	SF

APN: 226-03-03-025 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 89 Section: 3 Subdivision: PINEDALE SUBDIVISION MapRef: MB Z29 PG 147 Abbreviated Description: Lot:89 Section:3 Subdivision:PINEDALE SUBDIVISION Map Ref:MB Z29 PG 147

10	.63Mi.	**820 GRAY FOX TRL** **SUMTER, SC 29154-6219**	10/16/2025	$185,000	$167	1106	6/3/1	1991	14,810 SF

APN: 227-15-01-009 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: HUNTINGTON SUBDIVISION Phase No: 6 MapRef: MB 98 PG 342 Abbreviated Description: Lot:3 Subdivision:HUNTINGTON SUBDIVISION Phase No:6 Map Ref:MB 98 PG 342

11	.5Mi.	**110 CARVER ST** **SUMTER, SC 29150-6212**	10/14/2025	$6,501	$6	1079	6/2/1	1930	SF

APN: 227-03-02-022 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:SUMTER City/Muni/Twp: SUMTER

12	.82Mi.	**56 BARNETTE DR** **SUMTER, SC 29150-8044**	09/29/2025	$80,000	$67	1187	6/3/1	1956	SF

APN: 227-02-01-023 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 83 MapRef: MB Z12 PG 92 Abbreviated Description: Lot:83 Map Ref:MB Z12 PG 92

13	.7Mi.	**523 DINGLE ST** **SUMTER, SC 29150-5629**	08/22/2025	$32,500	$27	1190	5/2/1	1913	11,326 SF

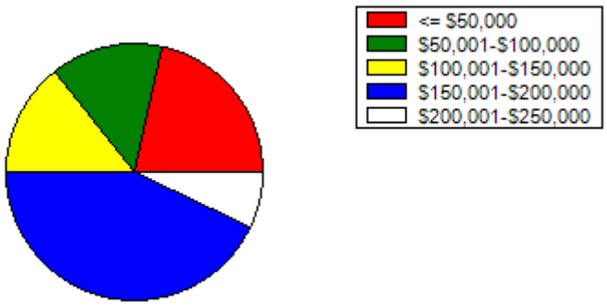
APN: 227-03-04-025 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 10 MapRef: MB 98 PG 878 Abbreviated Description: Lot:10 Map Ref:MB 98 PG 878City/Muni/Twp:SUMTER City/Muni/Twp: SUMTER

14	.46Mi.	**43 2ND AVE** **SUMTER, SC 29150-6374**	06/20/2025	$19,500	$27	715	4/2/1	1945	5,200 SF

APN: 227-06-04-005 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 61 Subdivision: C H HAYNSWORTH MapRef: MB V-4 PG 177 Abbreviated Description: Lot:61 Subdivision:C H HAYNSWORTH Map Ref:MB V-4 PG 177

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**336 BEN ST**	**09/12/2024**	$116,850	$4,680	1,185	6/3/2	1942	4,000 SF	
.03Mi.	**341 BEN ST**	**02/04/2015**	$52,413	$3,140	1,247	4/3/1	1968	18,295 SF	
.03Mi.	**335 SOUTH ST**	**10/24/2023**	$37,771	$1,510	1,318	4/2/1	1942	13,068 SF	
.05Mi.	**350 QUEEN ST**	**01/01/1995**	$36,672	$1,470	1,150	5/3/1	1965	4,200 SF	
.06Mi.	**343 QUEEN ST**	**01/01/1995**	$17,708	$1,050	988	4/3/	1940	4,000 SF	
.06Mi.	**369 SOUTH ST**	**01/26/2016**	$37,901	$1,520	1,317	5/3/1	1950	6,098 SF	
.06Mi.	**331 QUEEN ST**	**07/17/2023**	$18,273	$730	1,368	4/2/	1940		
.07Mi.	**334 NORTH ST**	**08/11/2025**	$12,993	$780	602	3/1/	1956		
.07Mi.	**338 NORTH ST**	**07/21/2022**	$10,110	$610	922	4/2/1	1937	5,000 SF	
.09Mi.	**352 NORTH ST**	**12/04/2023**	$5,500	$330	1,470	6/4/1	1909	10,454 SF	
.1Mi.	**320 NORTH ST**	**11/27/2017**	$72,207	$2,890	2,022	5/3/2	1943		
.1Mi.	**641 EAST ST**	**04/19/2002**	$23,782	$950	731	5/3/1	1961	8,250 SF	
.11Mi.	**635 EAST ST**	**11/12/2021**	$42,726	$2,560	1,583	5/3/1	1964	14,810 SF	
.12Mi.	**321 NORTH ST**	**07/19/2010**	$33,065	$1,990	1,042	6/3/1	1965	8,000 SF	
.14Mi.	**641 ZADA ST**	**04/03/1997**	$50,990	$3,060	2,196	5/3/2	1958	7,250 SF	
.14Mi.	**637 ZADA ST**	**11/12/2021**	$17,322	$1,040	731	4/2/	1959	7,000 SF	

Rent vs. Own

Households Occupied by Renters:	34%	Households Occupied by Owners:	53%

Demographics & Income

Median Age:	40.5 years old	Households:	14,577
Median Household Income:	$54,583	Households w/Family:	61%
Household Income Per Capita:	$28,891	Households w/Family Married:	40%
Most Common Education Level:	High School Graduate	Households w/Family Children:	25%

School District

School District Zone:	Sumter County Consolidated School District	Students:	13,871
Number of Schools:	25	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.67Mi.	**Millwood Elementary School** Number of Students: 602 Student-Teacher Ratio: 14.68	C+	Public	PK - 5
2.23Mi.	**Alice Drive Middle School** Number of Students: 783 Student-Teacher Ratio: 16.66	C+	Public	6 - 8
2.06Mi.	**Sumter High School** Number of Students: 2,122 Student-Teacher Ratio: 17.04 Advanced Placement: Yes	C-	Public	9 - 12

Flood Report

The Subject Property of **336 BEN ST, SUMTER, SC 29150-6206** 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	133%	NOTABLY HIGHER
BURGLARY	104%	SIMILAR
MOTOR VEHICLE THEFT	138%	NOTABLY HIGHER
FORCIBLE ROBBERY	105%	SIMILAR
AGGRAVATED ASSAULT	122%	HIGHER
FORCIBLE RAPE	119%	HIGHER
MURDER	114%	HIGHER
OVERALL	114%	HIGHER

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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