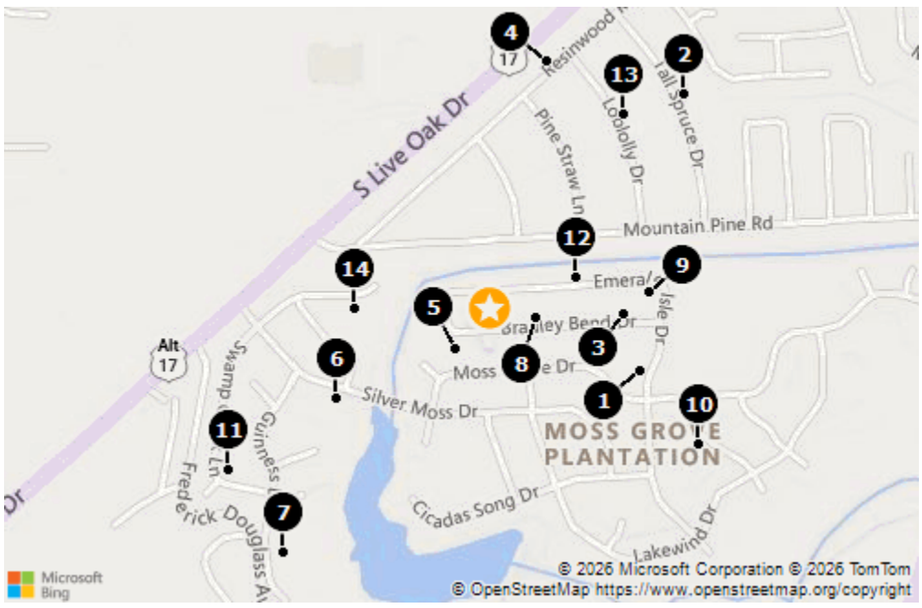
ICE SiteX Report

OrderID: 98729978

SiteX Property Information Report



Subject Property Location

351 BRADLEY BEND DR, MONCKS CORNER, SC 29461-7451

County:	**BERKELEY SC**	Census Tract:	450150205.052033
Property Use:	Single Family Residential	Zoning:	MONCKS CORNER - PD-R
Parcel Number:	161-12-02-072	Thomas Bros Pg-Grid:	

Valuation

Value:	**$308,000**	FSD:	10	Common Confidence Score:	62
Value Range:	$277,200 - $338,800	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	T15
Assd Land Value:	$3,699	Market Land Value:	$72,500	Tax Year:	2025
Assd Improvement:	$11,371	Market Improvment Value:	$222,900	Total Taxable Value:	$4,815
Total Assessed Value:	$15,070	Total Assessor Market Value:	$295,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 610M District: 8 Subdivision: MOSS GROVE PLANTATION
Abbreviated Description: LOT 610MOSS GROVE PH 6

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	1620 SF	Baths:		Fireplace:	
Year Built:	2017	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/20/2025	Sales Price:	$219,191
Document #:	2025039238 BK-PG 3397-744	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/07/2020	Sales Price:	$176,458
Document #:	2020024489 BK-PG 2404-274	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/18/2020	Sales Price:	$217,000
Document #:	2020021847 BK-PG 3397-739	Type of Sale:	Verified Sale Price
Contract Date:	06/03/2020		
Document Type:			
Legal Description:			

Lot: 610 Subdivision: FINAL PLAT SHOWING THE SUBDIVISION OF TRACT 2B TMS Map Ref: CAB S PG 35I

Prior Transfer

Recording Date:	06/18/2020	Sales Price:	$217,000
Document #:	BK-PG 3397 -739	Type of Sale:	Per Assessor Transaction History
Document Type:			

ICE SiteX Report

OrderID: 98729978

Legal Description:
Lot: 610M District: 8 Subdivision: MOSS GROVE PLANTATION
Abbreviated Description: LOT 610MOSS GROVE PH 6

Prior Transfer

Recording Date:	03/02/2017	Sales Price:	$179,715
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/02/2017	Sales Price:	$179,715
Document #:	2017007188 BK-PG 2404-0267	Type of Sale:	Verified Sale Price
Contract Date:	02/16/2017		
Document Type:			
Legal Description:			

Lot: 610 Subdivision: FINAL PLAT SHOWING THE SUBDIVISION OF TRACT 2B TO Map Ref: CAB S PG 35I

Area Sales Analysis

Total Area Sales	$4,570,599	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	1,878 SF	Median Year Built	2014
Price Range - 2 Yrs	$160,500 to $460,000	Age Range	8 years to 47 years
Median Value	$327,750	Median Age	12 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.22Mi.	**243 EMERALD ISLE DR** **MONCKS CORNER, SC 29461-7450**	10/19/2026	$293,000	$199	1467	//	2011	SF	
		APN: 162-09-01-014 Document #: 2026037694 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 47 Subdivision: MOSS GROVE PLANTATION MapRef: CAB Q PG 384B-384E Abbreviated Description: Lot:47 Subdivision:MOSS GROVE PLANTATION Map Ref:CAB Q PG 384B-384ECity/Muni/Twp:MONCKS CORNER City/Muni/Twp: MONCKS CORNER								
2	.4Mi.	**116 TALL SPRUCE DR** **MONCKS CORNER, SC 29461-3536**	09/18/2026	$299,900	$218	1370	//2	1980	SF	
		APN: 162-05-03-012 Document #: 2026033959 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 69 Subdivision: CONIFER HALL SUBDIVISION MapRef: MB W PG 244&245 Abbreviated Description: Lot:69 Subdivision:CONIFER HALL SUBDIVISION Map Ref:MB W PG 244&245								
3	0Mi.	**308 BRADLEY BEND DR** **MONCKS CORNER, SC 29461-7452**	09/16/2026	$320,500	$159	2010	//	2007	SF	
		APN: 162-10-01-003 Document #: 2026033611 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 110 Subdivision: FINAL SUBDIVISION PLAT SHOWING MOSS GROVE PLANTATI MapRef: MB R PG 51A&B Abbreviated Description: Lot:110 Subdivision:FINAL SUBDIVISION PLAT SHOWING MOSS GROVE PLANTATI Map Ref:MB R PG 51A&B								
4	.35Mi.	**306 RESINWOOD RD** **MONCKS CORNER, SC 29461-3523**	09/15/2026	$160,500	$136	1178	//	2013	SF	
		APN: 161-04-00-011 Document #: 2026033379 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 22 Subdivision: PLAT OF CONIFER HALL PHASE I MapRef: MB W PG 244-245 Abbreviated Description: Lot:22 Subdivision:PLAT OF CONIFER HALL PHASE I Map Ref:MB W PG 244-245								
5	0Mi.	**359 BRADLEY BEND DR** **MONCKS CORNER, SC 29461-7451**	09/03/2026	$347,500	$176	1970	//	2017	SF	
		APN: 161-12-02-076 Document #: 2026032053 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 614 Subdivision: FINAL PLAT SHOWING THE SUBDIVISION OF TRACT 2B TMS MapRef: CAB S PG 35I Abbreviated Description: Lot:614 Subdivision:FINAL PLAT SHOWING THE SUBDIVISION OF TRACT 2B TMS Map Ref:CAB S PG 35I								
6	.3Mi.	**675 SILVER MOSS DR** **MONCKS CORNER, SC 29461-7482**	09/03/2026	$460,000	$234	1960	//	2016	SF	
		APN: 162-07-00-042 Document #: 2026032032 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 499 Section: 5B Subdivision: FINAL PLAT SHOWING THE SUBDIVISION OF TRACT 2A 61 MapRef: CAB S PG 117-A&118A Abbreviated Description: Lot:499 Section:5B Subdivision:FINAL PLAT SHOWING THE SUBDIVISION OF TRACT 2A 61 Map Ref:CAB S PG 117-A&118A								
7	.3Mi.	**146 GUINNESS LN** **MONCKS CORNER, SC 29461-7478**	08/21/2026	$360,000	$145	2480	//	2018	SF	
		APN: 161-12-03-042 Document #: 2026030387 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 742 Subdivision: FINAL PLAT SHOWING THE SUBDIVISION OF TRACT 2A TMS MapRef: CAB S PG 338Q-340Q Abbreviated Description: Lot:742 Subdivision:FINAL PLAT SHOWING THE SUBDIVISION OF TRACT 2A TMS Map Ref:CAB S PG 338Q-340QCity/Muni/Twp:MONCKS CORNER City/Muni/Twp: MONCKS CORNER								
8	0Mi.	**334 BRADLEY BEND DR** **MONCKS CORNER, SC 29461-7452**	08/10/2026	$334,999	$206	1620	//	2017	SF	
		APN: 161-12-02-126 Document #: 2026028858 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 664 Subdivision: FINAL PLAT SHOWING THE SUBDIVISION OF TRACT 2B TMS MapRef: CAB S PG 35I-35 Abbreviated Description: Lot:664 Subdivision:FINAL PLAT SHOWING THE SUBDIVISION OF TRACT 2B TMS Map Ref:CAB S PG 35I-35City/Muni/Twp:MONCKS CORNER City/Muni/Twp: MONCKS CORNER								
9	.22Mi.	**211 EMERALD ISLE DR** **MONCKS CORNER, SC 29461-7450**	08/05/2026	$305,700	$170	1796	//	2006	SF	
		APN: 162-05-04-027 Document #: 2026028336 Document Type: Price Code: V Land Use: Single Family Residential								

ICE SiteX Report

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Legal: Lot: 68 Subdivision: FINAL SUBDIVISION PLAT SHOWING MOSS GROVE PLANTATI MapRef: MB Q PG 384-B-384-E Abbreviated Description: Lot:68 Subdivision:FINAL SUBDIVISION PLAT SHOWING MOSS GROVE PLANTATI Map Ref:MB Q PG 384-B-384-ECity/Muni/Twp:MONCKS CORNER City/Muni/Twp: MONCKS CORNER

10	.34Mi.	**509 EVENING SHADE DR** **MONCKS CORNER, SC 29461-7461**	07/21/2026	$315,000	$204	1540	//	2007	SF

APN: 162-10-01-112 Document #: 2026026135
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 218 Subdivision: FINAL SUBDIVISION PLAT SHOWING MOSS GROVE PLANTATI MapRef: CAB R PG 52A Abbreviated Description: Lot:218 Subdivision:FINAL SUBDIVISION PLAT SHOWING MOSS GROVE PLANTATI Map Ref:CAB R PG 52ACity/Muni/Twp:MONOKS CORNER City/Muni/Twp: MONOKS CORNER

11	.3Mi.	**255 SWAMP CREEK LN** **MONCKS CORNER, SC 29461-7474**	07/14/2026	$375,000	$150	2494	//2	2016	SF

APN: 162-07-00-075 Document #: 2026025232
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 533 Subdivision: FINAL PLAT SHOWING THE SUBDIVISION OF TRACT 2A 61 MapRef: CAB S PG 117-A&118-A Abbreviated Description: Lot:533 Subdivision:FINAL PLAT SHOWING THE SUBDIVISION OF TRACT 2A 61 Map Ref:CAB S PG 117-A&118-ACity/Muni/Twp:MONCKS CORNER City/Muni/Twp: MONCKS CORNER

12	0Mi.	**188 EMERALD ISLE DR** **MONCKS CORNER, SC 29461-7458**	07/08/2026	$366,000	$143	2545	//	2017	SF

APN: 161-12-02-096 Document #: 2026024514
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 634 Subdivision: FINAL PLAT SHOWING THE SUBDIVISION OF TRACT 2B TMS MapRef: CAB S PG 35I Abbreviated Description: Lot:634 Subdivision:FINAL PLAT SHOWING THE SUBDIVISION OF TRACT 2B TMS Map Ref:CAB S PG 35I

13	.33Mi.	**110 LOBLOLLY DR** **MONCKS CORNER, SC 29461-3512**	06/25/2026	$285,000	$174	1636	//	1979	SF

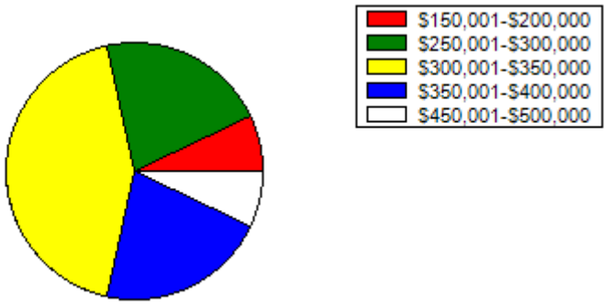
APN: 162-05-03-032 Document #: 2026022887
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 103 Subdivision: CONIFER HALL SUBDIVISION Abbreviated Description: Lot:103 Subdivision:CONIFER HALL SUBDIVISION

14	.3Mi.	**131 LAKESTONE RD** **MONCKS CORNER, SC 29461-7476**	06/25/2026	$347,500	$164	2114	//2	2017	SF

APN: 161-08-01-083 Document #: 2026022855
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 838 Subdivision: FINAL PLAT SHOWING THE SUBDIVISION OF TRACT 2A 1 T MapRef: CAB S PG 298I Abbreviated Description: Lot:838 Subdivision:FINAL PLAT SHOWING THE SUBDIVISION OF TRACT 2A 1 T Map Ref:CAB S PG 298I

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.

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.	**351 BRADLEY BEND DR**	**06/18/2020**	$295,400	$15,070	1,620		2017		
0Mi.	**337 BRADLEY BEND DR**	**12/13/2016**	$397,800	$11,339	2,698		2016		
0Mi.	**336 BRADLEY BEND DR**	**03/02/2017**	$399,200	$11,095	2,643		2017		
0Mi.	**159 EMERALD ISLE DR**	**03/02/2017**	$408,000	$13,703	2,643	//2	2017		
0Mi.	**361 BRADLEY BEND DR**	**03/02/2017**	$394,300	$12,157	2,644		2017		
0Mi.	**357 BRADLEY BEND DR**	**02/27/2017**	$394,300	$11,703	2,644		2017		
0Mi.	**354 BRADLEY BEND DR**	**02/03/2017**	$384,700	$11,113	2,462		2017		
0Mi.	**341 BRADLEY BEND DR**	**12/29/2016**	$391,800	$17,416	2,637		2016		
0Mi.	**1160 MOSS GROVE DR**	**05/09/2016**	$450,100	$12,917	3,114		2014		
0Mi.	**1168 MOSS GROVE DR**	**12/09/2015**	$412,800	$11,316	2,888		2015		
0Mi.	**1166 MOSS GROVE DR**	**08/07/2015**	$379,900	$11,675	2,553		2015		
0Mi.	**1154 MOSS GROVE DR**	**04/06/2015**	$546,900	$15,134	4,207		2014		
0Mi.	**1148 MOSS GROVE DR**	**03/20/2015**	$348,400	$10,235	2,152		2014		
0Mi.	**1155 MOSS GROVE DR**	**03/10/2015**	$439,200	$12,038	3,040		2021		
0Mi.	**1151 MOSS GROVE DR**	**12/02/2014**	$420,300	$12,001	2,914		2014		
0Mi.	**339 BRADLEY BEND DR**	**12/20/2016**	$374,700	$11,086	2,462		2016		

ICE SiteX Report

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Rent vs. Own

Households Occupied by Renters:	14%	Households Occupied by Owners:	80%

Demographics & Income

Median Age:	39.3 years old	Households:	17,892
Median Household Income:	$81,260	Households w/Family:	70%
Household Income Per Capita:	$36,374	Households w/Family Married:	55%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

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
1.15Mi.	**Whitesville Elementary School** Number of Students: 1,239 Student-Teacher Ratio: 16.74	NA	Public	EE - 5
2.68Mi.	**Berkeley High School** Number of Students: 2,047 Student-Teacher Ratio: 18.28 Advanced Placement: Yes	D	Public	9 - 12
3.58Mi.	**Berkeley Middle School** Number of Students: 1,477 Student-Teacher Ratio: 20.23	C-	Public	6 - 8

Flood Report

The Subject Property of **351 BRADLEY BEND DR, MONCKS CORNER, SC 29461-7451** 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	81%	LOWER
BURGLARY	96%	SIMILAR
MOTOR VEHICLE THEFT	85%	LOWER
FORCIBLE ROBBERY	109%	SIMILAR
AGGRAVATED ASSAULT	92%	SIMILAR
FORCIBLE RAPE	104%	SIMILAR
MURDER	102%	SIMILAR
OVERALL	99%	SIMILAR

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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