ICE SiteX Report

OrderID: 98206999

SiteX Property Information Report



Subject Property Location

3920 THIRD ST, MAYESVILLE, SC 29104-8955

County:	**SUMTER SC**	Census Tract:	450850004.023024
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	309-81-08-003	Thomas Bros Pg-Grid:	

Valuation

Value:	**$61,000**	FSD:	21	Common Confidence Score:	35
Value Range:	$48,190 - $73,810	ICE Confidence Score:	79		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	18
Assd Land Value:	$300	Market Land Value:	$5,000	Tax Year:	2025
Assd Improvement:	$2,660	Market Improvment Value:	$44,290	Total Taxable Value:	$1,094
Total Assessed Value:	$2,960	Total Assessor Market Value:	$49,290	Delinquent Year:	2022
				Tax Account ID:	56803
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 9
Abbreviated Description: LOT 9 BKL D Z28-38 120 FT
City/Muni/Twp: MAYESVILLE

Property Characteristics

Lot Size:		Bedrooms:	3	Pool:	
Building Area:	1040 SF	Baths:	1	Fireplace:	
Year Built:	1970	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Brick
Number of Units:	1	Garage Type:		Heating:	Yes
Number of Stories:	1	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/20/2026	Sales Price:	N/A
Document #:	BK-PG 1341-5486	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/02/2025	Sales Price:	$130,000
Document #:	BK-PG 1341 -5483	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:
Lot: 9
Abbreviated Description: LOT 9 BKL D Z28-38 120 FT
City/Muni/Twp: MAYESVILLE

Mortgage Record

Recording Date:	07/02/2025	Loan Amount:	N/A
Document #:	BK-PG 1341-5506	Loan Type:	Stand Alone Second
TD Due Date:	07/01/2035	Type Finance:	

Legal Description:
Lot: 9 Block: D Subdivision: MAYESVILLE EAST MADE BY J P EDWARDS
City/Muni/Twp: MAYESVILLE

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Prior Transfer

Recording Date:	07/02/2025	Sales Price:	$130,000
Document #:	BK-PG 1341-5483	Type of Sale:	Verified Sale Price
Contract Date:	05/08/2025		
Document Type:			

Legal Description:
Lot: 9 Block: D Subdivision: MAYESVILLE EAST Map Ref: MB Z-28 PG 83

Prior Transfer

Recording Date:	10/08/2024	Sales Price:	$38,100
Document #:		Type of Sale:	Qualified Sale
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/08/2024	Sales Price:	$38,100
Document #:	BK-PG 1332-1740	Type of Sale:	Verified Sale Price
Contract Date:	09/30/2024		
Document Type:			

Legal Description:
Lot: 9 Block: D Subdivision: MAYESVILLE EAST MADE BY J P EDWARDS Map Ref: MB 611 PG 499
City/Muni/Twp: MAYESVILLE

Area Sales Analysis

Total Area Sales	$657,000	Median # of Bedrooms	3
Median Lot Size	33,750 SF	Median # of Baths	2
Median Living Area	1,227 SF	Median Year Built	1973
Price Range - 2 Yrs	$7,000 to $302,000	Age Range	6 years to 146 years
Median Value	$30,000	Median Age	53 years

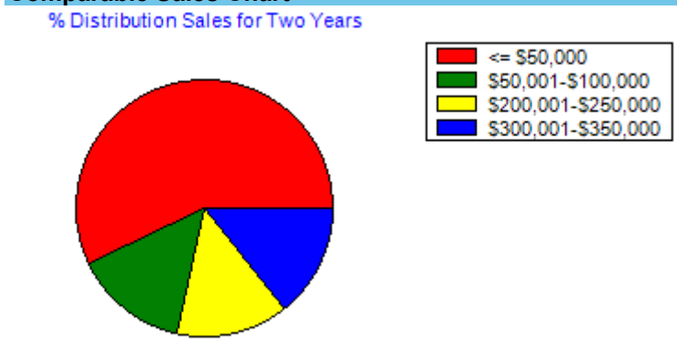
Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.22Mi.	**8 BLAND ST** **MAYESVILLE, SC 29104-8931**	07/28/2026	$205,000	$167	1227	7/3/2	2020	SF	
		APN: 305-05-03-001 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 1-4 Section: 30 MapRef: MB F PG 8 Abbreviated Description: Lot:1-4 Section:30 Map Ref:MB F PG 8City/Muni/Twp:MAYESVILLE City/Muni/Twp: MAYESVILLE								
2	.79Mi.	**20 SALEM ST** **MAYESVILLE, SC 29104-9702**	06/29/2026	$302,000	$146	2066	5/3/2	1974	73,181 SF	
		APN: 305-13-04-005 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Subdivision: JULIAN B ALLEN MapRef: MB 31 PG 51 Abbreviated Description: Subdivision:JULIAN B ALLEN Map Ref:MB 31 PG 51								
3	1.02Mi.	**101 N LAFAYETTE ST** **MAYESVILLE, SC 29104-9743**	03/09/2026	$30,000	$10	2904	8/4/2	1909	53,143 SF	
		APN: 305-12-02-005 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: MapRef: MB PB98 PG 1072 Abbreviated Description: Map Ref:MB PB98 PG 1072								
4	.26Mi.	**2175 THIRD CT** **MAYESVILLE, SC 29104-8865**	11/21/2025	$28,000	$24	1166	5/3/2	1991	45,520 SF	
		APN: 309-82-01-006 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 7 Block: K Abbreviated Description: Lot:7 Block:K								
5	1.06Mi.	**17 W SUMTER ST** **MAYESVILLE, SC 29104-8940**	07/31/2025	$20,000	$7	2720	7/3/1	1880	33,750 SF	
		APN: 305-12-01-008 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MAYESVILLE City/Muni/Twp: MAYESVILLE								
6	.77Mi.	**142 S MAIN ST** **MAYESVILLE, SC 29104-9520**	07/17/2025	$7,000	$8	807	//1	1920	7,000 SF	
		APN: 308-09-06-012 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MAYESVILLE City/Muni/Twp: MAYESVILLE								
7	.04Mi.	**3925 THIRD ST** **MAYESVILLE, SC 29104-8956**	07/07/2025	$65,000	$56	1144	5/3/1	1973	SF	
		APN: 309-81-05-011 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 1-4&18 Block: H Subdivision: MAYESVILLE EAST MapRef: MB Z-28- PG 115 Abbreviated Description: Lot:1-4&18 Block:H Subdivision:MAYESVILLE EAST Map Ref:MB Z-28- PG 115City/Muni/Twp:MAYESVILLE City/Muni/Twp: MAYESVILLE								

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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.	**3920 THIRD ST**	**07/02/2025**	$49,290	$2,960	1,040	5/3/1	1970		
.02Mi.	**3910 THIRD ST**	**06/05/2024**	$57,958	$3,480	1,144	5/3/1	1971		
.04Mi.	**3925 4TH ST**	**03/19/2025**	$50,169	$3,010	1,137	5/3/1	1970		
.04Mi.	**3945 4TH ST**	**11/09/2002**	$48,091	$2,890	1,152	5/3/1	1970		
.04Mi.	**3925 THIRD ST**	**07/07/2025**	$53,957	$2,160	1,144	5/3/1	1973		
.04Mi.	**3900 THIRD ST**	**03/18/2020**	$49,640	$1,990	1,045	5/3/1	1970		
.04Mi.	**3915 THIRD ST**	**02/24/2006**	$58,089	$3,490	1,286	6/4/2	1971		
.05Mi.	**3960 THIRD ST**	**01/01/1993**	$49,861	$1,990	1,147	6/4/1	1970		
.05Mi.	**3945 THIRD ST**	**01/28/1998**	$50,864	$2,040	1,149	5/3/1	1970		
.05Mi.	**2025 AVENUE A**	**10/19/2017**	$50,349	$3,020	1,142	5/3/1	1970		
.06Mi.	**3965 4TH ST**	**12/06/2017**	$53,658	$2,150	1,040	5/3/1	1970		
.06Mi.	**3905 THIRD ST**	**05/17/2003**	$59,414	$2,380	1,158	6/4/1	1970	1 SF	
.07Mi.	**3980 THIRD ST**	**01/01/1995**	$50,854	$3,050	1,142	5/3/1	1971		
.08Mi.	**3985 4TH ST**	**06/27/2018**	$64,421	$2,580	1,623	5/3/1	1970		
.08Mi.	**3880 CENTRAL AVE**	**03/28/1996**	$13,689	$550	400		2021		
.09Mi.	**3985 THIRD ST**	**07/07/2023**	$31,574	$1,260	1,047	5/3/1	1970		

Rent vs. Own

Households Occupied by Renters:	10%	Households Occupied by Owners:	72%

Demographics & Income

Median Age:	45.6 years old	Households:	677
Median Household Income:	$56,160	Households w/Family:	77%
Household Income Per Capita:	$24,812	Households w/Family Married:	43%
Most Common Education Level:	High School Graduate	Households w/Family Children:	36%

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
5.02Mi.	**R. E. Davis College Preparatory Academy** Number of Students: 391 Student-Teacher Ratio: 12.82	C	Public	PK - 8
6.19Mi.	**Crestwood High School** Number of Students: 1,105 Student-Teacher Ratio: 19.39	C	Public	9 - 12

Flood Report

The Subject Property of **3920 THIRD ST, MAYESVILLE, SC 29104-8955** 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.

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	16%	SIGNIFICANTLY LOWER
BURGLARY	168%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	17%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	118%	HIGHER
AGGRAVATED ASSAULT	96%	SIMILAR
FORCIBLE RAPE	141%	NOTABLY HIGHER
MURDER	80%	LOWER
OVERALL	101%	SIMILAR

Disaster Alerts

9/25/2024 - Hurricane Helene 1/21/2026 - Severe Winter Storm

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