ICE SiteX Report

OrderID: 98761701

SiteX Property Information Report



Subject Property Location

4054 SKYBOAT CIR, FORT MILL, SC 29715-2562

County:	**YORK SC**	Census Tract:	0611.03
Property Use:	Residential (General) (Single)	Zoning:	
Parcel Number:	020-20-01-665	Thomas Bros Pg-Grid:	

Valuation

Value:	**$422,000**	FSD:	9	Common Confidence Score:	73
Value Range:	$384,020 - $459,980	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	4
Assd Land Value:	$4,200	Market Land Value:	$70,000	Tax Year:	2026
Assd Improvement:	$19,362	Market Improvment Value:	$322,700	Total Taxable Value:	$13,823
Total Assessed Value:	$23,562	Total Assessor Market Value:	$392,700	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 568 Subdivision: ELIZABETH PHS 1 MAP 5 Phase No: 1
Abbreviated Description: LOT# 568 ELIZABETH PHASE 1 MAP 5

Property Characteristics

Lot Size:	1.000 AC	Bedrooms:		Pool:	
Building Area:		Baths:		Fireplace:	
Year Built:		Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/18/2026	Sales Price:	$403,438
Document #:	2026021526 BK-PG 21919-454	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	06/05/2026	Sales Price:	$403,438
Document #:	2026019776 BK-PG 21919-454	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	06/01/2026	Sales Price:	$403,438
Document #:	2026019010 BK-PG 21919-454	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	01/23/2026	Sales Price:	$403,438
Document #:	2026002446 BK-PG 21919-454	Type of Sale:	
Document Type:	Assignment		

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Legal Description:

Mortgage Record

Recording Date:	05/20/2025	Loan Amount:	N/A
Document #:	2025016249 BK-PG 21921-304	Loan Type:	Stand Alone Second
Contract Date:	05/16/2025		
TD Due Date:	06/01/2055	Type Finance:	

Legal Description:
Subdivision: ELIZABETH Phase No: 1 Map Ref: 0
Abbreviated Description: SOME INFO KEYED FROM LEGAL DESC, BUT COMPLETE LEGAL NOT CAPTURED

Mortgage Record

Recording Date:	05/19/2025	Loan Amount:	N/A
Document #:	2025016144 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	05/16/2025		
TD Due Date:	06/01/2055	Type Finance:	

Legal Description:
Subdivision: ELIZABETH Phase No: 1 Map Ref: MB 173 PGS 162-165

Prior Transfer

Recording Date:	05/19/2025	Sales Price:	$412,999
Document #:	2025016015 BK-PG 21917-484	Type of Sale:	Non Residential Transfer
Contract Date:	05/16/2025		
Document Type:	Deed		

Legal Description:
Subdivision: ELIZABETH Phase No: 1 Map Ref: MB 173 PGS 162-165

Prior Transfer

Recording Date:	03/05/2025	Sales Price:	N/A Multiple Parcels Involved in this transaction
Document #:	2025006708 BK-PG 21780-194	Type of Sale:	Non Arms-Length Transfer
Contract Date:	10/03/2024		
Document Type:	Deed		

Legal Description:
Subdivision: OF ELIZABETH Phase No: 1 Map Ref: MB 173 PGS 162-165

Prior Transfer

Recording Date:	01/02/2025	Sales Price:	$6,196,432 Multiple Parcels Involved in this transaction
Document #:	2025000001 BK-PG 21689-451	Type of Sale:	Non Residential Transfer
Contract Date:	10/03/2024		
Document Type:	Deed		

Legal Description:
Subdivision: ELIZABETH Phase No: 1 Map Ref: MB 173 PGS 162-165

Area Sales Analysis

Total Area Sales	$5,444,351	Median # of Bedrooms	
Median Lot Size	1 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs	$415,579 to $609,999	Age Range	
Median Value	$564,999	Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.03Mi.	**4471 POTTERS WHEEL DR** **FORT MILL, SC 29715-2559**	08/05/2026	$368,500			//		43,560 SF	
	APN: 020-20-01-612 Document #: 2026027987 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 515 Subdivision: ELIZABETH Phase No: 1 MapRef: MB 173 PG 162-165 Abbreviated Description: Lot:515 Subdivision:ELIZABETH Phase No:1 Map Ref:MB 173 PG 162-165									
2	.05Mi.	**4503 POTTERS WHEEL DR** **FORT MILL, SC 29715-2560**	09/30/2026	$375,000			//		43,560 SF	
	APN: 020-20-01-620 Document #: 2026035097 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 523 Subdivision: ELIZABETH Phase No: 1 MapRef: MB 173 PG 162-165 Abbreviated Description: Lot:523 Subdivision:ELIZABETH Phase No:1 Map Ref:MB 173 PG 162-165									
3	.05Mi.	**4491 POTTERS WHEEL DR** **FORT MILL, SC 29715-2559**	06/30/2026	$395,000			//		43,560 SF	
	APN: 020-20-01-617 Document #: 2026023061 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 520 Subdivision: ELIZABETH SUBDIVISION Phase No: 1 MapRef: MB 173 PG 162-165 Abbreviated Description: Lot:520 Subdivision:ELIZABETH SUBDIVISION Phase No:1 Map Ref:MB 173 PG 162-165									
4	.13Mi.	**1607 TURKEY ROOST RD** **FORT MILL, SC 29715-2551**	06/17/2026	$512,500	$238	2156	//2		43,560 SF	
	APN: 020-20-01-332 Document #: 2026021401 Document Type: Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 108 Subdivision: ELIZABETH Phase No: 1 MapRef: MB 171 PG 499-500 Abbreviated Description: Lot:108 Subdivision:ELIZABETH Phase No:1 Map Ref:MB 171 PG 499-500									
5	.16Mi.	**1762 OTTER PERCH LN** **FORT MILL, SC 29715-2555**	10/06/2026	$439,900	$289	1520	//2		43,560 SF	
	APN: 020-20-01-501 Document #: 2026035718 Document Type: Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 406 Subdivision: ELIZABETH Phase No: 1 MapRef: MB 172 PG 312-314 Abbreviated Description: Lot:406 Subdivision:ELIZABETH Phase No:1 Map Ref:MB 172 PG 312-314									

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6	.19Mi.	**1745 OTTER PERCH LN** **FORT MILL, SC 29715-2555**	07/29/2026	$430,000	$283	1520	//2	43,560 SF

APN: 020-20-01-486 Document #: 2026026940
Document Type: Warranty Deed Price Code: Q
Land Use: Residential (General) (Single)
Legal: Lot: 391 Subdivision: ELIZABETH Phase No: 1 MapRef: MB 172 PG 312-314 Abbreviated Description: Lot:391 Subdivision:ELIZABETH Phase No:1 Map Ref:MB 172 PG 312-314

7	.2Mi.	**1945 COPPER PATH DR** **FORT MILL, SC 29715-2556**	05/27/2026	$475,000	$290	1636	//2	43,560 SF

APN: 020-20-01-451 Document #: 2026018076
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 356 Subdivision: ELIZABETH Phase No: 1 MapRef: MB 172 PG 312-314 Abbreviated Description: Lot:356 Subdivision:ELIZABETH Phase No:1 Map Ref:MB 172 PG 312-314

8	.2Mi.	**2704 MONUMENT POINT CIR** **FORT MILL, SC 29715-2548**	04/14/2026	$544,950	$217	2516	//3	43,560 SF

APN: 020-20-01-279 Document #: 2026012428
Document Type: Warranty Deed Price Code: A
Land Use: Residential (General) (Single)
Legal: Lot: 286 Subdivision: ELIZABETH Phase No: 1 MapRef: MB 171 PG 25-27 Abbreviated Description: Lot:286 Subdivision:ELIZABETH Phase No:1 Map Ref:MB 171 PG 25-27

9	.21Mi.	**1737 OTTER PERCH LN** **FORT MILL, SC 29715-2555**	09/09/2026	$385,000	$253	1520	//2	43,560 SF

APN: 020-20-01-484 Document #: 2026032588
Document Type: Warranty Deed Price Code: Q
Land Use: Residential (General) (Single)
Legal: Lot: 389 Subdivision: ELIZABETH Phase No: 1 MapRef: MB 172 PG 312-314 Abbreviated Description: Lot:389 Subdivision:ELIZABETH Phase No:1 Map Ref:MB 172 PG 312-314

10	.22Mi.	**153 MORNING GAP PKWY** **FORT MILL, SC 29715-2542**	05/22/2026	$433,300	$211	2058	//3	43,560 SF

APN: 020-20-01-087 Document #: 2026017372
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 18 Subdivision: OF ELIZABETH Phase No: 1 MapRef: MB 169 PG 496-498 Abbreviated Description: Lot:18 Subdivision:OF ELIZABETH Phase No:1 Map Ref:MB 169 PG 496-498

11	.23Mi.	**147 MORNING GAP PKWY** **FORT MILL, SC 29715-2542**	10/08/2026	$389,000	$192	2031	//3	43,560 SF

APN: 020-20-01-085 Document #: 2026036099
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 16 Subdivision: ELIZABETH Phase No: 1 MapRef: MB 169 PG 496-498 Abbreviated Description: Lot:16 Subdivision:ELIZABETH Phase No:1 Map Ref:MB 169 PG 496-498

12	.23Mi.	**1935 COPPER PATH DR** **FORT MILL, SC 29715-2556**	09/18/2026	$610,000	$213	2860	//3	43,560 SF

APN: 020-20-01-448 Document #: 2026033730
Document Type: Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 353 Subdivision: ELIZABETH Phase No: 1 MapRef: MB 172 PG 312-314 Abbreviated Description: Lot:353 Subdivision:ELIZABETH Phase No:1 Map Ref:MB 172 PG 312-314

13	.23Mi.	**3076 VIRGINIA TRAIL CT** **FORT MILL, SC 29715-2549**	09/01/2026	$611,000	$231	2649	//3	43,560 SF

APN: 020-20-01-204 01 Document #: 2026031612
Document Type: Deed Price Code: Q
Land Use: Residential (General) (Single)
Legal: Lot: 151 Subdivision: ELIZABETH Phase No: 1 MapRef: MB 171 PG 25-27 Abbreviated Description: Lot:151 Subdivision:ELIZABETH Phase No:1 Map Ref:MB 171 PG 25-27

14	.25Mi.	**927 COBBLED WAY** **FORT MILL, SC 29715-2540**	04/22/2026	$412,000	$191	2157	//3	43,560 SF

APN: 020-20-01-103 Document #: 2026013714
Document Type: Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 34 Subdivision: ELIZABETH Phase No: 1 Abbreviated Description: Lot:34 Subdivision:ELIZABETH Phase No:1

15	.26Mi.	**127 MORNING GAP PKWY** **FORT MILL, SC 29715-2542**	06/01/2026	$435,000	$211	2058	//3	43,560 SF

APN: 020-20-01-076 Document #: 2026019052
Document Type: Warranty Deed Price Code: Q
Land Use: Residential (General) (Single)
Legal: Lot: 7 Subdivision: ELIZABETH Phase No: 1 MapRef: MB 169 PG 496-498 Abbreviated Description: Lot:7 Subdivision:ELIZABETH Phase No:1 Map Ref:MB 169 PG 496-498

16	.27Mi.	**941 COBBLED WAY** **FORT MILL, SC 29715-2540**	05/27/2026	$422,500	$196	2157	//2	43,560 SF

APN: 020-20-01-108 Document #: 2026017927
Document Type: Warranty Deed Price Code: Q
Land Use: Residential (General) (Single)
Legal: Lot: 39 Subdivision: ELIZABETH Phase No: 1 MapRef: MB 169 PG 496-498 Abbreviated Description: Lot:39 Subdivision:ELIZABETH Phase No:1 Map Ref:MB 169 PG 496-498

17	.27Mi.	**1709 OTTER PERCH LN** **FORT MILL, SC 29715-2555**	05/01/2026	$445,000	$293	1520	//2	43,560 SF

APN: 020-20-01-477 Document #: 2026014964
Document Type: Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 382 Subdivision: ELIZABETH Phase No: 1 MapRef: MB 172 PG 312-314 Abbreviated Description: Lot:382 Subdivision:ELIZABETH Phase No:1 Map Ref:MB 172 PG 312-314

18	.28Mi.	**117 MORNING GAP PKWY** **FORT MILL, SC 29715-2542**	06/02/2026	$405,000	$199	2031	//3	43,560 SF

APN: 020-20-01-073 Document #: 2026019287
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: ELIZABETH Phase No: 1 MapRef: MB 169 PG 496-498 Abbreviated Description: Lot:4 Subdivision:ELIZABETH Phase No:1 Map Ref:MB 169 PG 496-498

19	.29Mi.	**2138 BOWIE STONE CT** **FORT MILL, SC 29715-2557**	05/13/2026	$605,000	$212	2859	//3	43,560 SF

APN: 020-20-01-439 Document #: 2026016682
Document Type: Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 344 Subdivision: ELIZABETH Phase No: 1 MapRef: MB 172 PG 312-314 Abbreviated Description: Lot:344 Subdivision:ELIZABETH Phase No:1 Map Ref:MB 172 PG 312-314

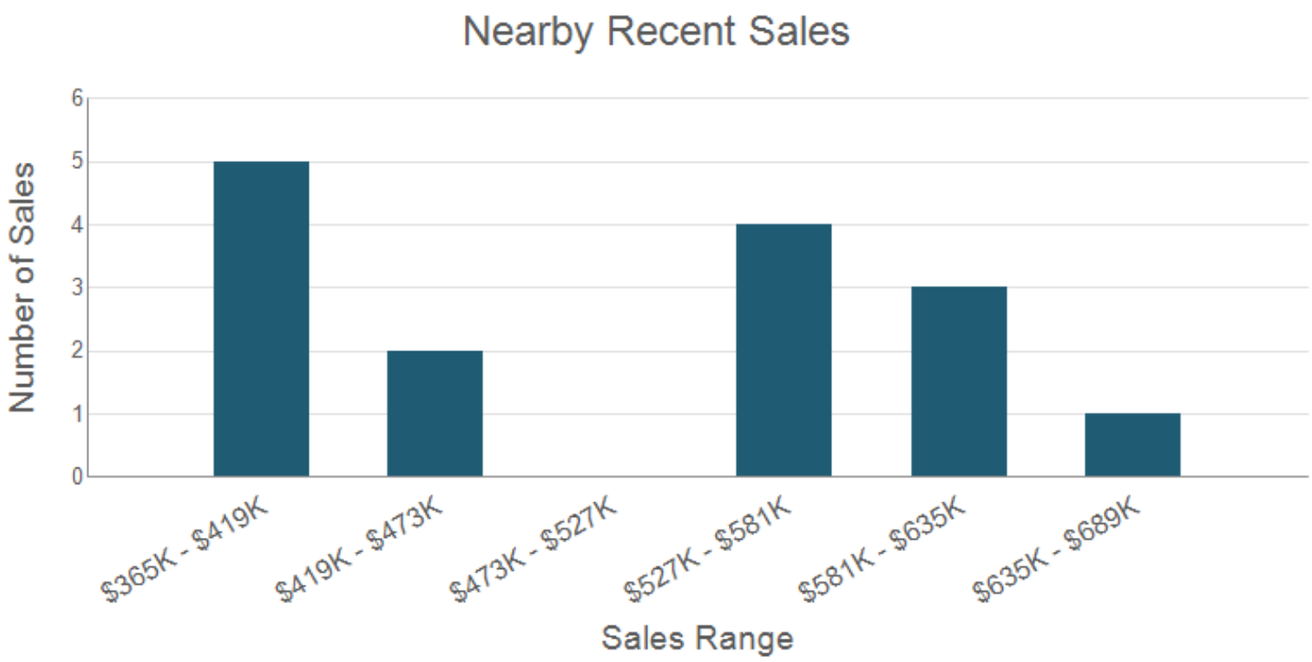
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20	.3Mi.	**1101 LOOKOUT SHOALS DR** **FORT MILL, SC 29715-2554**	06/11/2026	$600,000	$210	2859	//2	43,560 SF

APN: 020-20-01-417 Document #: 2026020499
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 321 Subdivision: ELIZABETH Phase No: 1 MapRef: MB 172 PG 312-314 Abbreviated Description: Lot:321 Subdivision:ELIZABETH Phase No:1 Map Ref:MB 172 PG 312-314

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.	**4054 SKYBOAT CIR**	**05/19/2025**	$392,700	$23,562				1 SF	
0Mi.	**4058 SKYBOAT CIR**	**05/19/2025**	$370,700	$14,828				1 SF	
.03Mi.	**4076 SKYBOAT CIR**	**06/03/2025**	$392,700	$23,562				1 SF	
.03Mi.	**1553 TURKEY ROOST RD**	**10/23/2024**	$430,900	$17,236	2,009	//2		1 SF	
.03Mi.	**4475 POTTERS WHEEL DR**	**04/24/2025**	$340,400	$20,424				1 SF	
.04Mi.	**4088 SKYBOAT CIR**	**05/30/2025**	$388,300	$23,298				1 SF	
.04Mi.	**4483 POTTERS WHEEL DR**	**04/23/2025**	$400,400	$24,024				1 SF	
.04Mi.	**1557 TURKEY ROOST RD**	**07/09/2024**	$484,100	$19,364	2,159	//2		1 SF	
.04Mi.	**4092 SKYBOAT CIR**	**04/21/2025**	$352,400	$14,096				1 SF	
.05Mi.	**4096 SKYBOAT CIR**	**06/02/2025**	$394,200	$15,768				1 SF	
.05Mi.	**4499 POTTERS WHEEL DR**	**05/27/2025**	$348,700	$20,922				1 SF	
.06Mi.	**4507 POTTERS WHEEL DR**	**05/15/2025**	$400,400	$16,016				1 SF	
.06Mi.	**4460 POTTERS WHEEL DR**	**05/12/2025**	$594,300	$23,772				1 SF	
.06Mi.	**1575 TURKEY LN**	**09/17/2024**	$468,000	$28,080	2,173	//2		1 SF	
.06Mi.	**4112 SKYBOAT CIR**	**06/02/2025**	$378,100	$15,124				1 SF	
.07Mi.	**4484 POTTERS WHEEL DR**	**05/15/2025**	$580,100	$34,806				1 SF	

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade

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No School Information Available For This Property

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

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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