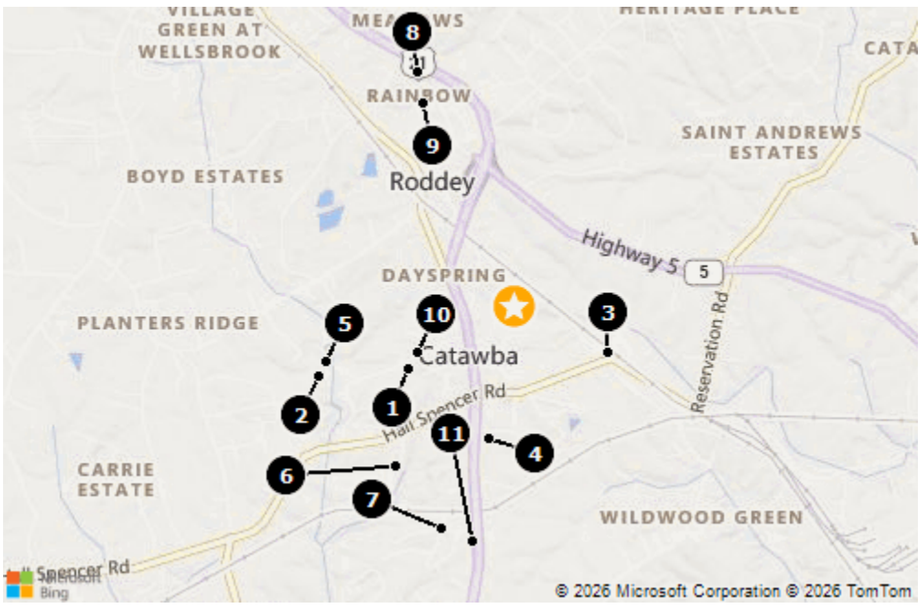
# ICE SiteX Report

**OrderID: 97524124**

## SiteX Property Information Report




## Subject Property Location

### 4320 CURETON FERRY RD, CATAWBA, SC 29704-8790

| | | | |
|---|---|---|---|
| County: | **YORK SC** | Census Tract: | 450910612.031036 |
| Property Use: | Single Family Residential | Zoning: | |
| Parcel Number: | 689-00-00-035 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$300,000** | FSD: | 84 | Common Confidence Score: | 9 |
| Value Range: | $48,000 - $552,000 | ICE Confidence Score: | 16 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2025 | Market Value Year: | 2025 | Tax Rate Code Area: | 3 |
| Assd Land Value: | $2,677 | Market Land Value: | $102,020 | Tax Year: | 2025 |
| Assd Improvement: | $3,058 | Market Improvment Value: | $122,100 | Total Taxable Value: | $862 |
| Total Assessed Value: | $5,735 | Total Assessor Market Value: | $224,120 | Delinquent Year: | |
| | | | | Tax Account ID: | |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | |

## Assessment Legal Description

Subdivision: ACRES Tract No: 6
Abbreviated Description: 5.39 ACRES HWY 697

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 5.390 AC | Bedrooms: | | Pool: | |
| Building Area: | 1768 SF | Baths: | 2 | Fireplace: | 2 |
| Year Built: | | Partial Baths: | | Type Const: | |
| Number of Buildings: | | Number of Rooms: | | Ext Walls: | Siding (alum/vinyl) |
| Number of Units: | | Garage Type: | | Heating: | |
| Number of Stories: | 1 | Number of Cars: | | A/C: | |
| Style: | | Basement: | | Roof Cover: | |
| | | Foundation: | | Elevator: | |

## Subject Property Deed/Transfer History

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 04/21/2025 | Sales Price: | N/A |
| Document #: | 2025012447 BK-PG 11809-50 | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 01/13/2011 | Loan Amount: | N/A |
| Document #: | 201100124125 BK-PG 11809-0050 | Loan Type: | FHA |
| TD Due Date: | 02/01/2041 | Type Finance: | |

**Legal Description:**
Tract No: 6
City/Muni/Twp: CATAWBA

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 01/13/2011 | Sales Price: | $23,000 |
| Document #: | 201100124124 BK-PG 11809-0045 | Type of Sale: | Full Amount on Deed |
| Contract Date: | 01/06/2011 | | |
| Document Type: | | | |

**Legal Description:**
Tract No: 6 Map Ref: MB40 PG189
City/Muni/Twp: CATAWBA

# ICE SiteX Report

**OrderID: 97524124**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 01/13/2011 | Sales Price: | $23,000 |
| Document #: | BK-PG 11809 -45 | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |

**Legal Description:**
Subdivision: ACRES Tract No: 6
Abbreviated Description: 5.39 ACRES HWY 697

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 02/04/2010 | Sales Price: | N/A |
| Document #: | 201000091088 BK-PG 11249-0047 | Type of Sale: | Non-Arms Length Transfer |
| Contract Date: | 02/01/2010 | | |
| Document Type: | | | |

**Legal Description:**
Tract No: 6 Map Ref: MB40 PG189
City/Muni/Twp: CATAWBA

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 08/25/2006 | Sales Price: | N/A |
| Document #: | BK-PG 8342-0096 | Type of Sale: | Non-Arms Length Transfer |
| Contract Date: | 08/21/2006 | | |
| Document Type: | | | |

**Legal Description:**
Tract No: 6 Map Ref: MB40 PG189
Abbreviated Description: PORTION TR#6
City/Muni/Twp: CATAWBA

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 07/14/2005 | Sales Price: | N/A |
| Document #: | BK-PG 7239-0218 | Type of Sale: | Non-Arms Length Transfer |
| Contract Date: | 07/11/2005 | | |
| Document Type: | | | |

**Legal Description:**
Subdivision: PROPERTY OF ROBERT G BUTLER & GENEVIEVE P BUTLER Tract No: 6 Map Ref: MB89 PG11

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $3,387,678 | Median # of Bedrooms | |
| Median Lot Size | 91,041 SF | Median # of Baths | 1 |
| Median Living Area | 1,320 SF | Median Year Built | 1994 |
| Price Range - 2 Yrs | $199,000 to $465,000 | Age Range | 15 years to 54 years |
| Median Value | $295,000 | Median Age | 32 years |

## Comparable Sales Data

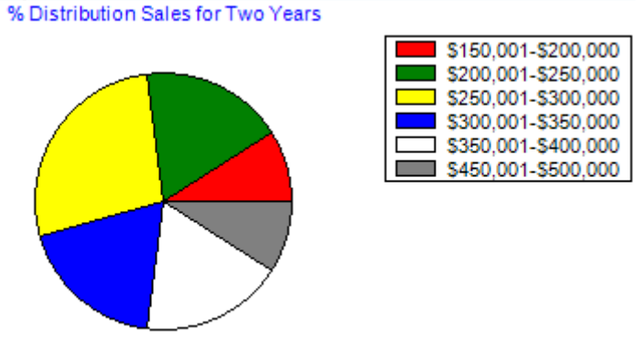
| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .65Mi. | **565 RUTLEDGE DR**<br>**CATAWBA, SC 29704-9405** | 05/14/2026 | $231,678 | $177 | 1308 | //2 | 1991 | 91,041 SF | |
| | | APN: 689-02-01-059 Document #: 2026016787<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 40-A Subdivision: CURTIS POPE MapRef: MB 102 PG 644 Abbreviated Description: Subdivision:CURTIS POPE Map Ref:MB 102 PG 644Abbreviated Description:LOT: PORTION OF LOT 40-A | | | | | | | | |
| 2 | 1.13Mi. | **530 OLE SIMPSON PL**<br>**CATAWBA, SC 29704-8779** | 04/30/2026 | $465,000 | $196 | 2363 | //2 | 2011 | 172,934 SF | |
| | | APN: 688-00-00-152 Document #: 2026014899<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Subdivision: PLAT OF PROPERTY OF TERESA ZIMMERMAN MapRef: MB E-79 PG 10 Abbreviated Description: Subdivision:PLAT OF PROPERTY OF TERESA ZIMMERMAN Map Ref:MB E-79 PG 10 | | | | | | | | |
| 3 | .55Mi. | **4575 CURETON FERRY RD**<br>**CATAWBA, SC 29704-8792** | 03/16/2026 | $316,000 | | | // | | | |
| | | APN: 756-00-00-107 Document #: 2026008688<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: | | | | | | | | |
| 4 | .71Mi. | **475 DOT FARIS RD**<br>**CATAWBA, SC 29704-9459** | 10/08/2025 | $199,000 | $177 | 1120 | // | 1994 | | |
| | | APN: 689-00-00-068 Document #: 2025034257<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 14 Subdivision: HUNTING FARMS MapRef: MB 29 PG 96 Abbreviated Description: Lot:14 Subdivision:HUNTING FARMS Map Ref:MB 29 PG 96 | | | | | | | | |
| 5 | 1.04Mi. | **472 PINELAND CT**<br>**CATAWBA, SC 29704-9407** | 09/30/2025 | $386,000 | $221 | 1740 | //2 | 1998 | 44,998 SF | |
| | | APN: 689-02-01-062 Document #: 2025033150<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 48 Section: 2 Subdivision: PINELAND SUBDIVISION Phase No: 2 MapRef: MB 44 PG 200 Abbreviated Description: Lot:48 Section:2 Subdivision:PINELAND SUBDIVISION Phase No:2 Map Ref:MB 44 PG 200City/Muni/Twp:CATAWBA TOWNSHIP City/Muni/Twp: CATAWBA TOWNSHIP | | | | | | | | |
| 6 | 1.07Mi. | **232 HARMONY HILL DR**<br>**CATAWBA, SC 29704-9443** | 09/26/2025 | $295,000 | $256 | 1148 | //1 | 1972 | | |
| | | APN: 689-00-00-012 Document #: 2025032829<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 12 Subdivision: HARMONY HILLS MapRef: MB 36 PG 270 Abbreviated Description: Lot:12 Subdivision:HARMONY HILLS Map Ref:MB 36 PG 270City/Muni/Twp:CATAWBA TOWNSHIP City/Muni/Twp: CATAWBA TOWNSHIP | | | | | | | | |
| 7 | 1.24Mi. | **600 WILL JONES CIR**<br>**CATAWBA, SC 29704-8746** | 09/16/2025 | $250,000 | $189 | 1320 | // | 1994 | | |
| | | APN: 687-00-00-126 Document #: 2025031322<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: | | | | | | | | |

# ICE SiteX Report

**OrderID: 97524124**

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 8 | 1.34Mi. | **1188 RAINBOW CIR**<br>**CATAWBA, SC 29704-8737** | 07/09/2025 | $277,000 | $177 | 1560 | //1 | 1972 | | |
| | | APN: 691-01-01-026 Document #: 2025022371<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 26 Subdivision: RAINBOW SUBDIVISION Abbreviated Description: Lot:26 Subdivision:RAINBOW SUBDIVISION City/Muni/Twp:CITY OF RACK HILL City/Muni/Twp: CITY OF RACK HILL | | | | | | | | |
| 9 | 1.2Mi. | **1277 RAINBOW CIR**<br>**CATAWBA, SC 29704-8784** | 05/22/2025 | $320,000 | $220 | 1450 | //1 | 1990 | | |
| | | APN: 691-01-02-005 Document #: 2025016614<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 1 Subdivision: RAINBOW SUBDIVISION MapRef: MB 42 PG 264 Abbreviated Description: Lot:1 Subdivision:RAINBOW SUBDIVISION Map Ref:MB 42 PG 264 | | | | | | | | |
| 10 | .58Mi. | **532 RUTLEDGE DR**<br>**CATAWBA, SC 29704-9405** | 03/31/2025 | $363,000 | $285 | 1272 | //2 | 1995 | 25,047 SF | |
| | | APN: 689-01-02-002 Document #: 2025009956<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 28 Block: B Subdivision: PINELAND HILLS SUBDIVISION MapRef: MB 22 PG 230 Abbreviated Description: Lot:28 Block:B Subdivision:PINELAND HILLS SUBDIVISION Map Ref:MB 22 PG 230 | | | | | | | | |
| 11 | 1.26Mi. | **2852 S ANDERSON RD**<br>**CATAWBA, SC 29704-9507** | 02/10/2025 | $285,000 | $149 | 1904 | //1 | | 104,109 SF | |
| | | APN: 687-00-00-101 Document #: 2025004037<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Subdivision: MIDDLESTREAM SUBDIVISION Tract No: 9 Phase No: 1 MapRef: MB 93 PG 132 Abbreviated Description: Subdivision:MIDDLESTREAM SUBDIVISION Tract No:9 Phase No:1 Map Ref:MB 93 PG 132City/Muni/Twp:CATAWBA TOWNSHIP City/Muni/Twp: CATAWBA TOWNSHIP | | | | | | | | |

## 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. | **4320 CURETON FERRY RD** | **01/13/2011** | $224,120 | $5,735 | 1,768 | //2 | | 5 SF | |
| .04Mi. | **4314 CURETON FERRY RD** | **08/25/2006** | $162,700 | $3,465 | 1,616 | //1 | 2003 | | |
| .06Mi. | **4294 CURETON FERRY RD** | | $126,760 | $3,000 | | | | 3 SF | |
| .08Mi. | **4282 CURETON FERRY RD** | **06/23/2025** | $58,500 | $1,909 | 980 | | | 2 SF | |
| .08Mi. | **4282 CURETON FERRY RD** | **06/23/2025** | $58,500 | $1,909 | 980 | | | 2 SF | |
| .08Mi. | **4282 CURETON FERRY RD** | **06/23/2025** | $58,500 | $1,909 | 980 | | | 2 SF | |
| .08Mi. | **4282 CURETON FERRY RD** | **06/23/2025** | $58,500 | $1,909 | 980 | | | 2 SF | |
| .11Mi. | **203 ASHLAND OAKS DR** | **03/14/2007** | $573,300 | $13,939 | 2,855 | //3 | 2007 | 3 SF | |
| .11Mi. | **219 ASHLAND OAKS DR** | **03/04/2020** | $395,300 | $13,064 | 1,936 | //2 | 2007 | | |
| .11Mi. | **211 ASHLAND OAKS DR** | **07/31/2017** | $404,300 | $13,989 | 1,977 | //3 | 2007 | | |
| .12Mi. | **227 ASHLAND OAKS DR** | **09/08/2006** | $416,400 | $11,056 | 2,094 | //2 | 2006 | | |
| .12Mi. | **235 ASHLAND OAKS DR** | **02/25/2016** | $494,400 | $15,507 | 2,500 | //3 | 2007 | | Yes |
| .13Mi. | **243 ASHLAND OAKS DR** | **04/30/2025** | $436,200 | $15,550 | 2,052 | //2 | 2007 | | |
| .15Mi. | **195 ASHLAND OAKS DR** | **09/08/2008** | $496,400 | $13,198 | 2,251 | //2 | 2007 | 3 SF | Yes |
| .15Mi. | **251 ASHLAND OAKS DR** | **10/03/2018** | $521,950 | $15,835 | 2,317 | //3 | 2007 | 2 SF | Yes |
| .16Mi. | **4244 CURETON FERRY RD** | **05/11/2023** | $142,700 | $5,109 | 1,265 | //2 | | 39,639 SF | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 11% | Households Occupied by Owners: | 83% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 39.7 years old | Households: | 1,574 |
| Median Household Income: | $66,047 | Households w/Family: | 75% |
| Household Income Per Capita: | $36,635 | Households w/Family Married: | 60% |
| Most Common Education Level: | High School Graduate | Households w/Family Children: | 28% |

# ICE SiteX Report

**OrderID: 97524124**

## School District

| | | | |
|---|---|---|---|
| School District Zone: | York School District 3 | Students: | 16,034 |
| Number of Schools: | 25 | Rating: | B- |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 4.17Mi. | **Rock Hill High School**<br>Number of Students: 1,980<br>Student-Teacher Ratio: 16.78<br>Advanced Placement: Yes | C- | Public | 9 - 12 |
| 3.61Mi. | **Mount Holly Elementary School**<br>Number of Students: 514<br>Student-Teacher Ratio: 14.28 | A- | Public | PK - 5 |
| 3.82Mi. | **Castle Heights Middle School**<br>Number of Students: 669<br>Student-Teacher Ratio: 13.94 | C | Public | 6 - 8 |

## Crime Risk

| Type | Risk Index Score | Compared to National Average (=100%) |
|---|---|---|
| **LARCENY** | 66% | NOTABLY LOWER |
| **BURGLARY** | 133% | NOTABLY HIGHER |
| **MOTOR VEHICLE THEFT** | 59% | NOTABLY LOWER |
| **FORCIBLE ROBBERY** | 121% | HIGHER |
| **AGGRAVATED ASSAULT** | 87% | LOWER |
| **FORCIBLE RAPE** | 110% | HIGHER |
| **MURDER** | 103% | SIMILAR |
| **OVERALL** | 89% | LOWER |

## Disaster Alerts

8/4/2024 - Hurricane Debby 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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