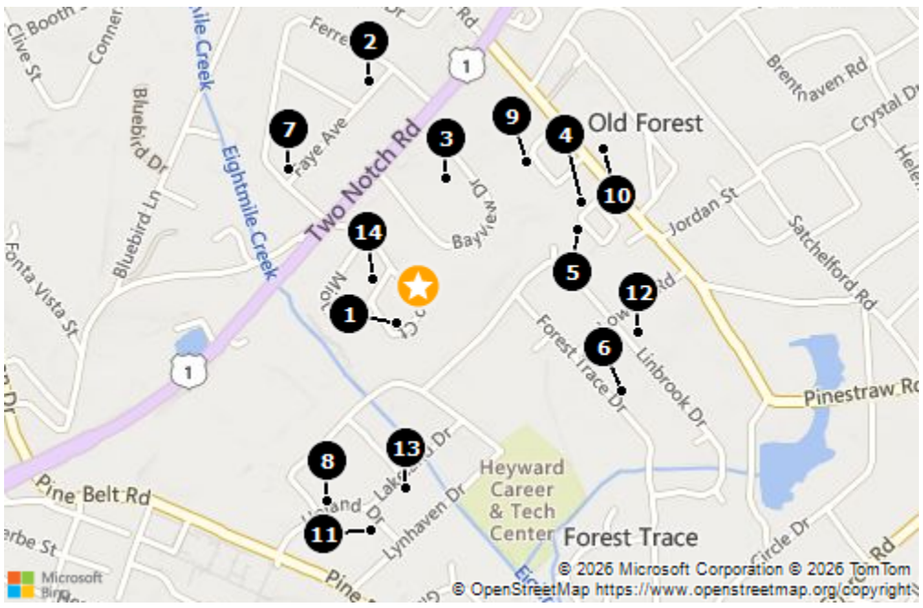
ICE SiteX Report

OrderID: 97842064

SiteX Property Information Report



Subject Property Location

44 HUTTO CT, COLUMBIA, SC 29204-3206

County:	**RICHLAND SC**	Census Tract:	450790111.011005
Property Use:	Single Family Residential	Zoning:	R-1
Parcel Number:	R14107-04-27	Thomas Bros Pg-Grid:	

Valuation

Value:	**$135,000**	FSD:	23	Common Confidence Score:	30
Value Range:	$103,950 - $166,050	ICE Confidence Score:	77		

County Tax & Assessment

Assessment Year:	2023	Market Value Year:	2023	Tax Rate Code Area:	1FA
Assd Land Value:		Market Land Value:		Tax Year:	2025
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$4,267
Total Assessed Value:	$2,148	Total Assessor Market Value:	$53,700	Delinquent Year:	
				Tax Account ID:	00548517
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 7,70 Subdivision: HUTTO CT
Abbreviated Description: LOT 7 70X112.5X70X114 #SU HUTTO COURT #PR O-130

Property Characteristics

Lot Size:		Bedrooms:	3	Pool:	
Building Area:	1110 SF	Baths:	1	Fireplace:	
Year Built:	1952	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Masonry
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Block	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	08/19/2024	Loan Amount:	N/A
Document #:	2024037008 BK-PG 2949-1303	Loan Type:	FHA
TD Due Date:	04/01/2054	Type Finance:	

Legal Description:
Lot: 7 Subdivision: REVISED MAP OF HUTTO COURT SHOWING HUTTO COURT EXT

Prior Transfer

Recording Date:	03/22/2024	Sales Price:	$151,000
Document #:	2024012373 BK-PG 2909-1467	Type of Sale:	Full Amount on Deed
Contract Date:	03/07/2024		
Document Type:			

Legal Description:
Lot: 7 Map Ref: MB O PG 130

Prior Transfer

Recording Date:	05/13/2014	Sales Price:	N/A
Document #:	BK-PG 1945 -291	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 7,70 Subdivision: HUTTO CT
Abbreviated Description: LOT 7 70X112.5X70X114 #SU HUTTO COURT #PR O-130

ICE SiteX Report

OrderID: 97842064

Prior Transfer

Recording Date:	10/20/2011	Sales Price:	$30,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/20/2011	Sales Price:	$30,000
Document #:	2011069232 BK-PG 01715-2855	Type of Sale:	Full Amount on Deed
Contract Date:	10/03/2011		
Document Type:			

Legal Description:
Lot: 7 Subdivision: HUTTO COURT Map Ref: MB O PG130

Prior Transfer

Recording Date:	06/03/2011	Sales Price:	$2,500
Document #:	2011036648 BK-PG 01687-0790	Type of Sale:	Full Amount on Deed
Contract Date:	05/25/2011		
Document Type:			

Legal Description:
Lot: 7 Subdivision: HUTTO COURT Map Ref: MB O PG130

Prior Transfer

Recording Date:	02/23/2007	Sales Price:	$90,000
Document #:	2007015629 BK-PG 01285-1181	Type of Sale:	Full Amount on Deed
Contract Date:	01/30/2007		
Document Type:			

Legal Description:
Lot: 7 Subdivision: REVISED MAP OF HUTTO COURT Map Ref: MB O PG130
Abbreviated Description: NEAR CITY COLUMBIA

Prior Transfer

Recording Date:	02/12/2007	Sales Price:	N/A
Document #:	2007012165 BK-PG 1272-2230	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/12/2007	Loan Amount:	N/A
Document #:	2007003560 BK-PG 01272-2230	Loan Type:	Stand Alone Second
TD Due Date:	01/01/2022	Type Finance:	

Legal Description:
Lot: 7

Prior Transfer

Recording Date:	01/12/2007	Sales Price:	$84,000
Document #:	2007003558 BK-PG 01272-2210	Type of Sale:	Verified Sale Price
Contract Date:	12/18/2006		
Document Type:			

Legal Description:
Lot: 7 Subdivision: REVISED MAP OF HUTTO COURT Map Ref: MB O PG130

Prior Transfer

Recording Date:	08/30/2006	Sales Price:	$16,500
Document #:	2006078621 BK-PG 01223-2171	Type of Sale:	Verified Sale Price
Contract Date:	08/28/2006		
Document Type:			

Legal Description:
Lot: 7 Map Ref: MB O PG130
City/Muni/Twp: COLUMBIA

Area Sales Analysis

Total Area Sales	$2,847,000	Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	2
Median Living Area	1,224 SF	Median Year Built	1959
Price Range - 2 Yrs	$30,000 to $332,500	Age Range	23 years to 85 years
Median Value	$236,950	Median Age	67 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.06Mi.	**91 HUTTO CT** **COLUMBIA, SC 29204-3207**	06/11/2026	$164,500	$148	1110	/3/1	1952	SF	
2	.28Mi.	**203 FAYE AVE** **COLUMBIA, SC 29204-2914**	06/09/2026	$55,000	$67	810	/2/1	1947	SF	
3	.16Mi.	**28 BAYVIEW DR** **COLUMBIA, SC 29204-2919**	05/08/2026	$30,000	$28	1044	/5/2	1941	SF	

1 .06Mi. **91 HUTTO CT** **COLUMBIA, SC 29204-3207** 06/11/2026 $164,500 $148 1110 /3/1 1952 SF
APN: R14107-03-05 Document #: 2026028180
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 33 Subdivision: HUTTO COURT EXTENSION MapRef: MB O PG 130 Abbreviated Description: Lot:33 Subdivision:HUTTO COURT EXTENSION Map Ref:MB O PG 130City/Muni/Twp:COLUMBIA City/Muni/Twp: COLUMBIA

2 .28Mi. **203 FAYE AVE** **COLUMBIA, SC 29204-2914** 06/09/2026 $55,000 $67 810 /2/1 1947 SF
APN: R14108-11-08 Document #: 2026027911
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 99 MapRef: MB K PG 206 Abbreviated Description: Lot:99 Map Ref:MB K PG 206City/Muni/Twp:COLUMBIA City/Muni/Twp: COLUMBIA

3 .16Mi. **28 BAYVIEW DR** **COLUMBIA, SC 29204-2919** 05/08/2026 $30,000 $28 1044 /5/2 1941 SF
APN: R14108-07-04 Document #: 2026022235
Document Type: Price Code: V

ICE SiteX Report

OrderID: 97842064

Land Use: Single Family Residential
Legal: Lot: 28 Subdivision: BAYVIEW MapRef: MB X PG 3168 Abbreviated Description: Lot:28 Subdivision:BAYVIEW Map Ref:MB X PG 3168City/Muni/Twp:COLUMBIA City/Muni/Twp: COLUMBIA

4	.24Mi.	**5406 MAGNOLIA PARK CIR** **COLUMBIA, SC 29206-1164**	04/21/2026	$282,200	$183	1541	/3/2	2003	SF

APN: R14112-12-13 Document #: 2026018633
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: MAGNOLIA PARK SUBDIVISION MapRef: MB 378 PG 2906 Abbreviated Description: Lot:4 Subdivision:MAGNOLIA PARK SUBDIVISION Map Ref:MB 378 PG 2906City/Muni/Twp:RICHLAND City/Muni/Twp: RICHLAND

5	.23Mi.	**5416 MAGNOLIA PARK CIR** **COLUMBIA, SC 29206-1164**	04/17/2026	$254,000	$173	1462	/3/2	2001	5,663 SF

APN: R14112-12-08 Document #: 2026018225
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 8 Subdivision: MAGNOLIA PARK SUBDIVISION MapRef: MB 378 PG 2906 Abbreviated Description: Lot:8 Subdivision:MAGNOLIA PARK SUBDIVISION Map Ref:MB 378 PG 2906

6	.31Mi.	**1638 FOREST TRACE DR** **COLUMBIA, SC 29204-4452**	03/25/2026	$315,000	$258	1218	/3/2	1985	SF

APN: R14111-11-21 Document #: 2026014013
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 22 Block: B Subdivision: FOREST TRACE SUBDIVISION Phase No: 2 MapRef: MB 25 PG 297 Abbreviated Description: Lot:22 Block:B Subdivision:FOREST TRACE SUBDIVISION Phase No:2 Map Ref:MB 25 PG 297

7	.24Mi.	**200 FERRELL DR** **COLUMBIA, SC 29204-2908**	03/20/2026	$145,000	$129	1124	/3/1	1947	SF

APN: R14108-10-12 Document #: 2026013210
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 65 Subdivision: WEST BAYVIEW MapRef: SL 422 Abbreviated Description: Lot:65 Subdivision:WEST BAYVIEW Map Ref:SL 422City/Muni/Twp:COLUMBIA City/Muni/Twp: COLUMBIA

8	.31Mi.	**1638 UPLAND DR** **COLUMBIA, SC 29204-4421**	03/20/2026	$259,000	$136	1900	/3/2	1959	18,731 SF

APN: R14106-02-08 Document #: 2026013192
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 1 Block: D Subdivision: FOX HALL VALLEY MapRef: MB 12 PG 529 Abbreviated Description: Lot:1 Block:D Subdivision:FOX HALL VALLEY Map Ref:MB 12 PG 529City/Muni/Twp:COLUMBIA City/Muni/Twp: COLUMBIA

9	.22Mi.	**11 HOLIDAY CIR** **COLUMBIA, SC 29206-1019**	01/05/2026	$160,000	$170	936	/3/	1956	SF

APN: R14108-06-08 Document #: 2026000297
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 11 Subdivision: J DONALD DIAL MapRef: MB P PG 56 Abbreviated Description: Lot:11 Subdivision:J DONALD DIAL Map Ref:MB P PG 56City/Muni/Twp:COLUMBIA City/Muni/Twp: COLUMBIA

10	.31Mi.	**5448 PINESTRAW RD** **COLUMBIA, SC 29206-1065**	12/09/2025	$245,900	$200	1229	/3/2	1965	SF

APN: R14112-11-10 Document #: 2025058576
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Subdivision: JOHN T BROCK B P BARBER & ASSOCIATES INC MapRef: MB 19 PG 133 Abbreviated Description: Subdivision:JOHN T BROCK B P BARBER & ASSOCIATES INC Map Ref:MB 19 PG 133

11	.34Mi.	**1669 UPLAND DR** **COLUMBIA, SC 29204-4414**	08/07/2025	$238,900	$120	1975	/3/2	1960	SF

APN: R14106-05-05 Document #: 2025037297
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 10 Block: E Subdivision: FOX HALL VALLEY MapRef: MB 12 PG 517 Abbreviated Description: Lot:10 Block:E Subdivision:FOX HALL VALLEY Map Ref:MB 12 PG 517

12	.29Mi.	**3801 LINBROOK DR** **COLUMBIA, SC 29204-4441**	07/25/2025	$332,500	$181	1831	/3/2	1981	SF

APN: R14111-09-27 Document #: 2025034875
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 22 Subdivision: OLD FOREST SUBDIVISION Abbreviated Description: Lot:22 Subdivision:OLD FOREST SUBDIVISION

13	.28Mi.	**3524 LAKELAND DR** **COLUMBIA, SC 29204-4405**	06/09/2025	$235,000	$146	1608	/3/2	1959	SF

APN: R14106-03-13 Document #: 2025026504
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 3 Block: F Subdivision: FOX HALL VALLEY MapRef: MB 12 PG 529 Abbreviated Description: Lot:3 Block:F Subdivision:FOX HALL VALLEY Map Ref:MB 12 PG 529

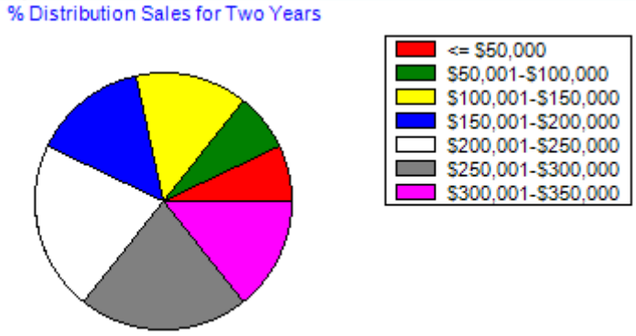
14	.07Mi.	**104 HUTTO CT** **COLUMBIA, SC 29204-3222**	05/09/2025	$130,000	$125	1040	/3/1	1952	SF

APN: R14107-02-04 Document #: 2025021147
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 62 MapRef: MB 43 PG 730 Abbreviated Description: Lot:62 Map Ref:MB 43 PG 730

ICE SiteX Report

OrderID: 97842064

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.	**44 HUTTO CT**	**05/13/2014**	$53,700	$2,148	1,110	/3/1	1952		
.01Mi.	**48 HUTTO CT**	**03/28/2018**	$93,000	$3,720	990	/3/1	1952	6,970 SF	
.01Mi.	**40 HUTTO CT**	**12/07/1998**	$41,700	$1,668	960	/3/1	1952		
.03Mi.	**36 HUTTO CT**	**12/21/2016**	$54,500	$2,180	1,376	/3/1	1951		
.03Mi.	**52 HUTTO CT**	**07/14/2017**	$43,700	$1,748	1,040	/3/1	1952		
.03Mi.	**45 HUTTO CT**	**11/19/2008**	$46,500	$1,860	1,206	/3/1	1952		
.03Mi.	**41 HUTTO CT**				960	/2/1	1952		
.03Mi.	**18 BAYVIEW DR**	**03/01/1999**	$36,700	$1,468	1,316	/2/1	1941		
.04Mi.	**17 BAYVIEW DR**	**08/27/2015**	$47,600	$1,904	1,473	/3/1	1941		
.04Mi.	**37 HUTTO CT**	**10/09/2008**	$39,800	$1,592	960	/3/1	1952		
.04Mi.	**49 HUTTO CT**	**07/19/2017**	$49,000	$1,960	960	/2/1	1952	8,712 SF	
.04Mi.	**32 HUTTO CT**	**09/14/2022**	$48,200	$1,928	990	/3/1	1952		
.04Mi.	**56 HUTTO CT**	**05/02/2005**	$42,400	$1,696	1,024	/2/1	1952		
.05Mi.	**19 BAYVIEW DR**	**09/01/1986**	$32,900	$1,316	918	/2/1	1941		
.05Mi.	**99 HUTTO CT**	**04/15/2009**	$37,100	$1,484	840	/2/1	1952		
.05Mi.	**103 HUTTO CT**	**01/19/2018**	$56,500	$2,260	1,409	/3/1	1952		

Rent vs. Own

Households Occupied by Renters:	31%	Households Occupied by Owners:	58%

Demographics & Income

Median Age:	38.9 years old	Households:	7,558
Median Household Income:	$58,130	Households w/Family:	52%
Household Income Per Capita:	$35,348	Households w/Family Married:	27%
Most Common Education Level:	High School Graduate	Households w/Family Children:	20%

School District

School District Zone:	Richland School District 1	Students:	21,814
Number of Schools:	48	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.01Mi.	**Crayton Middle School** Number of Students: 952 Student-Teacher Ratio: 14	B	Public	6 - 8
1.94Mi.	**A. C. Flora High School** Number of Students: 1,328 Student-Teacher Ratio: 15.67 Advanced Placement: Yes	B+	Public	9 - 12
1.47Mi.	**Brockman Elementary School** Number of Students: 297 Student-Teacher Ratio: 14.14	A	Public	PK - 5
1.03Mi.	**Satchel Ford Elementary School** Number of Students: 721 Student-Teacher Ratio: 15.18	A-	Public	KG - 5

ICE SiteX Report

OrderID: 97842064

Flood Report

The Subject Property of **44 HUTTO CT, COLUMBIA, SC 29204-3206** 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	38%	SIGNIFICANTLY LOWER
BURGLARY	103%	SIMILAR
MOTOR VEHICLE THEFT	142%	NOTABLY HIGHER
FORCIBLE ROBBERY	65%	NOTABLY LOWER
AGGRAVATED ASSAULT	159%	NOTABLY HIGHER
FORCIBLE RAPE	111%	HIGHER
MURDER	124%	HIGHER
OVERALL	130%	NOTABLY HIGHER

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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