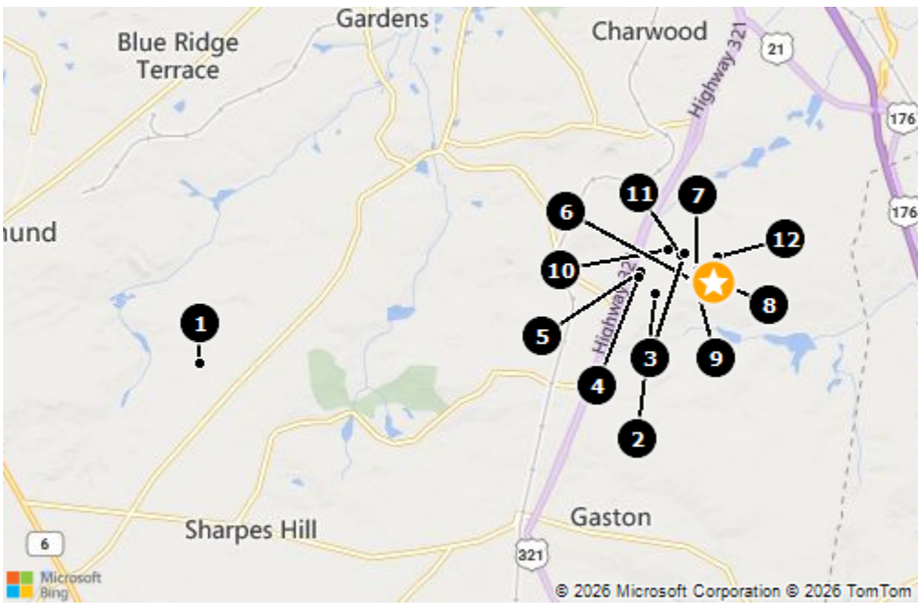
ICE SiteX Report

OrderID: 97841670

SiteX Property Information Report



Subject Property Location

539 LAWNDALE DR, GASTON, SC 29053-8145

County:	**LEXINGTON SC**	Census Tract:	450630207.052002
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	009024-01-287	Thomas Bros Pg-Grid:	

Valuation

Value:	**$243,000**	FSD:	8	Common Confidence Score:	73
Value Range:	$223,560 - $262,440	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	2
Assd Land Value:	$1,200	Market Land Value:	$30,000	Tax Year:	2025
Assd Improvement:	$5,640	Market Improvment Value:	$141,000	Total Taxable Value:	$1,045
Total Assessed Value:	$6,840	Total Assessor Market Value:	$171,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 87 Map Ref: MB 19520 PG 153
Abbreviated Description: HEATHER HILL PH 6 LOT 87

Property Characteristics

Lot Size:	20,909 SF	Bedrooms:	4	Pool:	
Building Area:	1648 SF	Baths:	3	Fireplace:	
Year Built:	2019	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	2	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	09/28/2021	Loan Amount:	N/A
Document #:	2021052377 BK-PG 20967-5602	Loan Type:	FHA
TD Due Date:	10/01/2049	Type Finance:	

Legal Description:
Lot: 87 Subdivision: HEATHER HILLS Phase No: VI

Prior Transfer

Recording Date:	09/13/2019	Sales Price:	$171,500
Document #:	2019041587 BK-PG 20834-5767	Type of Sale:	Full Amount on Deed
Contract Date:	09/13/2019		
Document Type:			

Legal Description:
Lot: 87 Subdivision: HEATHER HILLS Phase No: VI Map Ref: MB 19520 PG 153

Prior Transfer

Recording Date:	09/13/2019	Sales Price:	$171,500
Document #:	BK-PG 20834 -5767	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 87 Map Ref: MB 19520 PG 153
Abbreviated Description: HEATHER HILL PH 6 LOT 87

ICE SiteX Report

OrderID: 97841670

Prior Transfer

Recording Date:	09/06/2018	Sales Price:	$80,000 Multiple Parcels Involved in this transaction
Document #:	2018040016 BK-PG 20270-086	Type of Sale:	Full Amount on Deed
Contract Date:	08/31/2018		
Document Type:			

Legal Description:
Lot: 87 Subdivision: HEATHER HILL Map Ref: MB 19520 PG 153

Area Sales Analysis

Total Area Sales	$2,059,791	Median # of Bedrooms	3
Median Lot Size	23,522 SF	Median # of Baths	2
Median Living Area	1,405 SF	Median Year Built	2011
Price Range - 2 Yrs	$18,500 to $284,000	Age Range	3 years to 25 years
Median Value	$207,500	Median Age	15 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.13Mi.	**212 ALLENVALLEY RD** **GASTON, SC 29053-9396**	06/16/2026	$50,000			//		62,727 SF	
		APN: 009000-04-049 Document #: 2026024822 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 3&4 Subdivision: ALLENVALE ESTATES MapRef: MB 169 PG 121 Abbreviated Description: Lot:3&4 Subdivision:ALLENVALE ESTATES Map Ref:MB 169 PG 121City/Muni/Twp:GASTON City/Muni/Twp: GASTON								
2	.64Mi.	**213 STATE POND RD** **GASTON, SC 29053-8955**	05/28/2026	$21,500			//		75,359 SF	
		APN: 009015-01-004 Document #: 2026021861 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 4 Subdivision: GALT DEVELOPMENT LLC MapRef: MB 10021 PG 7 Abbreviated Description: Lot:4 Subdivision:GALT DEVELOPMENT LLC Map Ref:MB 10021 PG 7								
3	.43Mi.	**252 EDINFIELD CT** **GASTON, SC 29053-8417**	04/27/2026	$103,891	$76	1357	/3/2	2004	23,522 SF	
		APN: 009024-01-086 Document #: 2026016738 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 70 Subdivision: HEATHER HILL Phase No: 2-B MapRef: MB 8221 PG 134 Abbreviated Description: Lot:70 Subdivision:HEATHER HILL Phase No:2-B Map Ref:MB 8221 PG 134								
4	.8Mi.	**120 HEATHER RIDGE DR** **GASTON, SC 29053-8779**	04/09/2026	$275,000	$121	2264	/5/3	2023	21,780 SF	
		APN: 009024-01-354 Document #: 2026014339 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 153 Subdivision: HEATHER HILL PHASE 8B MapRef: MB 20994 PG 3041 Abbreviated Description: Lot:153 Subdivision:HEATHER HILL PHASE 8B Map Ref:MB 20994 PG 3041								
5	.79Mi.	**121 HEATHER RIDGE DR** **GASTON, SC 29053-8778**	04/08/2026	$200,000	$88	2264	/5/3	2023	21,780 SF	
		APN: 009024-01-353 Document #: 2026014073 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 152 Subdivision: HEATHER HILL Phase No: 8B MapRef: MB 20994 PG 3041 Abbreviated Description: Lot:152 Subdivision:HEATHER HILL Phase No:8B Map Ref:MB 20994 PG 3041City/Muni/Twp:LEXINGTON City/Muni/Twp: LEXINGTON								
6	.2Mi.	**256 HEATHER RIDGE DR** **GASTON, SC 29053-8777**	04/07/2026	$195,000			//		30,056 SF	
		APN: 009023-01-014 Document #: 2026013954 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 31 Subdivision: HEATHERWOOD SUBDIVISION PHASE 1 MapRef: MF 402 PG 10 Abbreviated Description: Lot:31 Subdivision:HEATHERWOOD SUBDIVISION PHASE 1 Map Ref:MF 402 PG 10City/Muni/Twp:LEXINGTON City/Muni/Twp: LEXINGTON								
7	.22Mi.	**272 WOODCOTE DR** **GASTON, SC 29053-8478**	12/23/2025	$225,000	$154	1452	/3/2	2005	22,216 SF	
		APN: 009024-01-129 Document #: 2025050253 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 2 Subdivision: HEATHER HILL Phase No: 3A1 MapRef: SL 792 PG 10 Abbreviated Description: Lot:2 Subdivision:HEATHER HILL Phase No:3A1 Map Ref:SL 792 PG 10								
8	.13Mi.	**505 LAWNDALE DR** **GASTON, SC 29053-8145**	09/18/2025	$284,000	$123	2304	/4/2	2018	26,572 SF	
		APN: 009024-01-279 Document #: 2025036244 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 79 Subdivision: HEATHER HILLS Phase No: VI MapRef: MB 19520 PG 153 Abbreviated Description: Lot:79 Subdivision:HEATHER HILLS Phase No:VI Map Ref:MB 19520 PG 153								
9	.2Mi.	**385 STATE POND RD** **GASTON, SC 29053-8954**	08/07/2025	$18,500			//		43,560 SF	
		APN: 009020-01-002 Document #: 2025029947 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 24 Subdivision: SAVANNAH HUNT SUBDIVISION MapRef: MB 18681 PG 181 Abbreviated Description: Lot:24 Subdivision:SAVANNAH HUNT SUBDIVISION Map Ref:MB 18681 PG 181								
10	.61Mi.	**137 BRAELIN CT** **GASTON, SC 29053-8763**	07/11/2025	$215,000	$145	1480	/3/2	2001	23,522 SF	
		APN: 009024-01-015 Document #: 2025026090 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 16 Subdivision: HEATHER HILL MapRef: SL 595 PG 7 Abbreviated Description: Lot:16 Subdivision:HEATHER HILL Map Ref:SL 595 PG 7City/Muni/Twp:GASTON City/Muni/Twp: GASTON								
11	.49Mi.	**245 EDINFIELD CT** **GASTON, SC 29053-8417**	05/29/2025	$239,900	$161	1483	/3/2	2004	23,522 SF	
		APN: 009024-01-073 Document #: 2025020018 Document Type: Price Code: V Land Use: Single Family Residential								

ICE SiteX Report

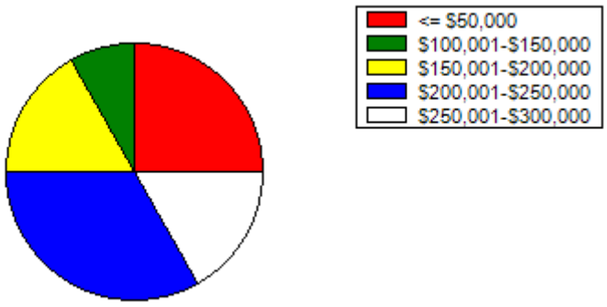
OrderID: 97841670

Legal: Lot: 57 Subdivision: HEATHER HILL MapRef: MB 8221 PG 134 Abbreviated Description: Lot:57 Subdivision:HEATHER HILL Map Ref:MB 8221 PG 134

12 .43Mi. **351 LAWNDALE DR** 05/05/2025 $232,000 $183 1266 /3/2 2019 22,651 SF
GASTON, SC 29053-8113
APN: 009024-01-312 Document #: 2025016395
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 112 Subdivision: HEATHER HILL Phase No: VII MapRef: MB 20639 PG 81 Abbreviated Description: Lot:112 Subdivision:HEATHER HILL Phase No:VII Map Ref:MB 20639 PG 81

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.	**539 LAWNDALE DR**	**09/13/2019**	$171,000	$6,840	1,648	/4/3	2019	20,909 SF	
.02Mi.	**535 LAWNDALE DR**	**02/28/2020**	$185,000	$7,400	1,748	/3/2	2020	20,473 SF	
.02Mi.	**543 LAWNDALE DR**	**06/03/2019**	$163,000	$6,520	1,464	/3/2	2019	26,136 SF	
.03Mi.	**531 LAWNDALE DR**	**03/21/2019**	$183,266	$7,331	2,242	/5/2	2019	20,473 SF	
.04Mi.	**547 LAWNDALE DR**	**04/24/2019**	$170,000	$6,800	1,846	/3/2	2019	38,333 SF	
.05Mi.	**527 LAWNDALE DR**	**03/14/2025**	$175,476	$7,019	1,927	/4/2	2019	20,473 SF	
.05Mi.	**542 LAWNDALE DR**	**04/05/2019**	$163,000	$6,520	1,450	/3/2	2019	20,473 SF	
.06Mi.	**552 LAWNDALE DR**	**05/09/2019**	$193,054	$7,722	2,264	/4/2	2019	30,492 SF	
.06Mi.	**546 LAWNDALE DR**	**08/16/2019**	$165,500	$6,620	1,335	/3/2	2019	22,216 SF	
.06Mi.	**538 LAWNDALE DR**	**04/18/2019**	$169,200	$6,768	1,684	/4/2	2019	20,038 SF	
.06Mi.	**523 LAWNDALE DR**	**04/02/2019**	$156,000	$6,240	1,296	/3/2	2019	20,473 SF	
.07Mi.	**534 LAWNDALE DR**	**07/17/2023**	$275,000	$16,500	2,264	/4/2	2019	21,780 SF	
.08Mi.	**528 LAWNDALE DR**	**11/16/2018**	$176,499	$10,590	2,232	/4/2	2018	24,394 SF	
.08Mi.	**519 LAWNDALE DR**	**01/04/2022**	$158,000	$9,480	1,632	/3/2	2018	20,473 SF	
.09Mi.	**149 CRANBROOK CT**	**04/01/2024**	$159,000	$6,360	1,717	/3/2	2017	20,473 SF	
.09Mi.	**153 CRANBROOK CT**	**10/24/2007**	$120,044	$4,802	1,483	/3/2	2007	20,473 SF	

Rent vs. Own

Households Occupied by Renters:	22%	Households Occupied by Owners:	67%

Demographics & Income

Median Age:	37.9 years old	Households:	7,452
Median Household Income:	$52,648	Households w/Family:	68%
Household Income Per Capita:	$25,395	Households w/Family Married:	42%
Most Common Education Level:	High School Graduate	Households w/Family Children:	36%

School District

School District Zone:	Lexington School District 2	Students:	8,465
Number of Schools:	13	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.59Mi.	**Pine Ridge Middle School** Number of Students: 379 Student-Teacher Ratio: 12.23	C-	Public	6 - 8
4.72Mi.	**Herbert A Wood Elementary School** Number of Students: 938 Student-Teacher Ratio: 13.4	C	Public	KG - 5
6.99Mi.	**Airport High School** Number of Students: 1,272 Student-Teacher Ratio: 17.42	D+	Public	9 - 12

ICE SiteX Report

OrderID: 97841670

Advanced Placement: Yes

Flood Report

The Subject Property of **539 LAWNDALE DR, GASTON, SC 29053-8145** 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	104%	SIMILAR
BURGLARY	153%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	84%	LOWER
FORCIBLE ROBBERY	93%	SIMILAR
AGGRAVATED ASSAULT	82%	LOWER
FORCIBLE RAPE	73%	NOTABLY LOWER
MURDER	108%	SIMILAR
OVERALL	123%	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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