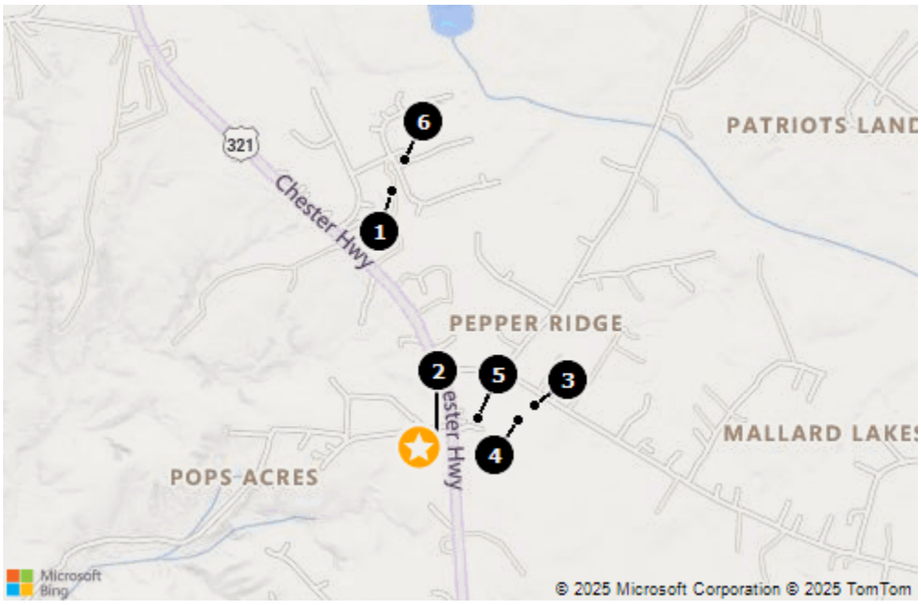
ICE SiteX Report

OrderID: 94406933

SiteX Property Information Report



Subject Property Location

717 POLLYS CIR, YORK, SC 29745-9800

County:	**YORK SC**	Census Tract:	450910614.013009
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	336-00-00-043	Thomas Bros Pg-Grid:	

Valuation

Value:	**$260,000**	FSD:	24
Value Range:	$197,600 - $322,400	Confidence Score:	76

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	1
Assd Land Value:	$800	Market Land Value:	$20,000	Tax Year:	2024
Assd Improvement:	$3,852	Market Improvment Value:	$96,300	Total Taxable Value:	$779
Total Assessed Value:	$4,652	Total Assessor Market Value:	$116,300	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Subdivision: ACRES Tract No: 3
Abbreviated Description: TRACT 3 (1.4 AC)

Property Characteristics

Lot Size:	1.000 AC	Bedrooms:		Pool:	
Building Area:	2128 SF	Baths:		Fireplace:	
Year Built:	2016	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
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:	10/19/2023	Sales Price:	$216,015
Document #:	2023033015 BK-PG 19523-331	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/17/2023	Sales Price:	N/A
Document #:	2023014594 BK-PG 19523-331	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	08/18/2021	Loan Amount:	N/A
Document #:	2021047525 BK-PG 19523-331	Loan Type:	FHA
TD Due Date:	09/01/2051	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	08/18/2021	Sales Price:	$220,000
Document #:	2021047491 BK-PG 19523-152	Type of Sale:	Full Amount on Deed
Contract Date:	08/17/2021		
Document Type:	Warranty Deed		

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Legal Description:
Tract No: 3 Map Ref: MB 52 PG 131

Prior Transfer

Recording Date:	10/09/2014	Sales Price:	N/A
Document #:	201400273643 BK-PG 14430-0100	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	08/26/2014		
Document Type:	Intra-family Transfer or Dissolution		

Legal Description:
Subdivision: POLLYS ACRES Tract No: 3

Prior Transfer

Recording Date:	10/09/2014	Sales Price:	N/A
Document #:	BK-PG 14430 -100	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Subdivision: ACRES Tract No: 3
Abbreviated Description: TRACT 3 (1.4 AC)

Prior Transfer

Recording Date:	01/27/2014	Sales Price:	$24,900
Document #:	201400246117 BK-PG 13941-0085	Type of Sale:	Full Amount on Deed
Contract Date:	01/20/2014		
Document Type:	Deed		

Legal Description:
Subdivision: POLLYS ACRES Tract No: 3

Prior Transfer

Recording Date:	07/12/1996	Sales Price:	$10,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$1,272,500	Median # of Bedrooms	
Median Lot Size	43,560 SF	Median # of Baths	1
Median Living Area	1,273 SF	Median Year Built	2013
Price Range - 2 Yrs	$37,500 to $360,000	Age Range	4 years to 30 years
Median Value	$225,000	Median Age	12 years

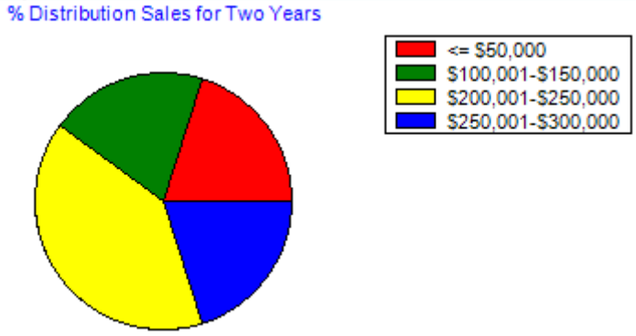
Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.69Mi.	**1274 BICYCLE CT** **YORK, SC 29745-2438**	04/11/2025	$360,000	$267	1346	//2	2015	43,560 SF	
		APN: 338-01-01-056 Document #: 2025011356 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 54 Subdivision: BRAYLEE BROOK FARMS SUBDIVISION Phase No: 2 MapRef: MB E-314 PG 4 Abbreviated Description: Lot:54 Subdivision:BRAYLEE BROOK FARMS SUBDIVISION Phase No:2 Map Ref:MB E-314 PG 4								
2	.06Mi.	**711 POLLYS CIR** **YORK, SC 29745-9800**	01/23/2025	$37,500	$17	2100	//2	2021	43,560 SF	
		APN: 336-00-00-045 Document #: 2025002077 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Tract No: 18 MapRef: MB 52 PG 131 Abbreviated Description: Tract No:18 Map Ref:MB 52 PG 131								
3	.35Mi.	**251 DAVES RD** **YORK, SC 29745-9526**	08/15/2024	$235,000			//		43,560 SF	
		APN: 336-00-00-013 Document #: 2024025576 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 1 MapRef: MB 172 PG 141 Abbreviated Description: Lot:1 Map Ref:MB 172 PG 141								
4	.27Mi.	**209 DAVES RD** **YORK, SC 29745-9526**	05/07/2024	$215,000	$98	2176	//		43,560 SF	
		APN: 336-00-00-154 Document #: 2024013738 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 2 MapRef: MB 172 PGS 141 Abbreviated Description: Lot:2 Map Ref:MB 172 PGS 141								
5	.16Mi.	**3049 CHESTER HWY** **YORK, SC 29745-2662**	02/09/2024	$150,000	$133	1120	//	1995	43,560 SF	
		APN: 336-00-00-018 Document #: 2024003973 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Subdivision: GENE DAVES Abbreviated Description: Lot:8 Subdivision:GENE DAVES								
6	.77Mi.	**415 STACY LN** **YORK, SC 29745-2210**	12/29/2023	$275,000	$229	1200	//2	2011	43,560 SF	
		APN: 338-01-01-019 Document #: 2023040569 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 19 Subdivision: BRAYLEE BROOK FARMS PHASE I MapRef: MB E86 PG 9 Abbreviated Description: Lot:19 Subdivision:BRAYLEE BROOK FARMS PHASE I Map Ref:MB E86 PG 9								

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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.	**717 POLLYS CIR**	**10/09/2014**	$116,300	$4,652	2,128		2016	1 SF	
.03Mi.	**723 POLLYS CIR**	**03/30/2016**	$174,500	$6,980	2,128			1 SF	
.05Mi.	**3074 CHESTER HWY**	**11/04/2013**	$171,471	$5,152	1,934	//2	2001	1 SF	
.05Mi.	**729 POLLYS CIR**	**12/26/1997**	$220,900	$8,836	1,456			1 SF	
.05Mi.	**3082 CHESTER HWY**	**11/13/2014**	$174,957	$5,589	1,576	//2	1966	1 SF	
.06Mi.	**711 POLLYS CIR**	**10/31/2011**	$300,073	$12,003	2,100	//2	2021	1 SF	
.08Mi.	**735 POLLYS CIR**	**11/07/2007**	$33,250	$1,330	924			1 SF	
.09Mi.	**3100 CHESTER HWY**	**02/01/2011**	$362,747	$11,812	2,794	//3	2014	7 SF	Yes
.09Mi.	**714 POLLYS CIR**	**03/10/1986**	$74,349	$2,974	1,032	//1		1 SF	
.1Mi.	**5029 SPICEWOOD DR**	**08/17/2018**	$112,500	$4,500	1,568		2018	1 SF	
.11Mi.	**3054 CHESTER HWY**	**12/10/1979**	$24,590	$984	980			1 SF	
.11Mi.	**5010 SPICEWOOD DR**		$6,692	$268	980		1984		
.11Mi.	**747 POLLYS CIR**	**05/07/2001**	$61,850	$2,474	2,240			1 SF	
.14Mi.	**5025 SPICEWOOD DR**	**11/22/2017**	$25,850	$1,034	1,064			1 SF	
.14Mi.	**3046 CHESTER HWY**	**05/10/1983**	$21,000	$840	780	//1		1 SF	
.16Mi.	**3049 CHESTER HWY**	**06/23/1982**	$48,450	$1,938	1,120		1995	1 SF	

Rent vs. Own

Households Occupied by Renters:	19%	Households Occupied by Owners:	76%

Demographics & Income

Median Age:	41.4 years old	Households:	13,098
Median Household Income:	$72,472	Households w/Family:	75%
Household Income Per Capita:	$36,895	Households w/Family Married:	52%
Most Common Education Level:	High School Graduate	Households w/Family Children:	35%

School District

School District Zone:	York School District 1	Students:	4,889
Number of Schools:	9	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.68Mi.	**York Intermediate School** Number of Students: 635 Student-Teacher Ratio: 14.11	C	Public	5 - 6
4.14Mi.	**Jefferson Elementary School** Number of Students: 385 Student-Teacher Ratio: 11.67	B-	Public	PK - 4
4.36Mi.	**York Middle School** Number of Students: 749 Student-Teacher Ratio: 12.08	C-	Public	7 - 8
7.35Mi.	**York Comprehensive High School** Number of Students: 1,500 Student-Teacher Ratio: 17.86 Advanced Placement: Yes	C-	Public	9 - 12

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	79%	LOWER
BURGLARY	108%	SIMILAR
MOTOR VEHICLE THEFT	74%	NOTABLY LOWER
FORCIBLE ROBBERY	129%	HIGHER
AGGRAVATED ASSAULT	93%	SIMILAR
FORCIBLE RAPE	138%	NOTABLY HIGHER
MURDER	99%	SIMILAR
OVERALL	110%	HIGHER

Disaster Alerts

8/29/2023 - Hurricane Idalia 8/4/2024 - Hurricane Debby 9/25/2024 - Hurricane Helene

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