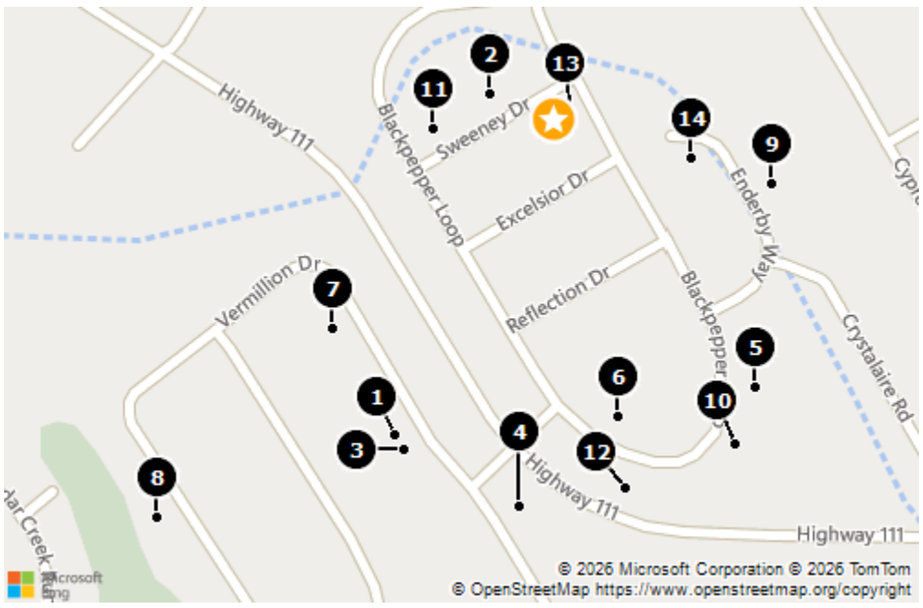
ICE SiteX Report

OrderID: 98612300

SiteX Property Information Report



Subject Property Location

805 SWEENEY DR, LITTLE RIVER, SC 29566-8587

County:	**HORRY SC**	Census Tract:	450510401.041009
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	306-14-01-0042	Thomas Bros Pg-Grid:	

Valuation

Value:	**$375,000**	FSD:	12	Common Confidence Score:	53
Value Range:	$330,000 - $420,000	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2024	Tax Rate Code Area:	500
Assd Land Value:		Market Land Value:	$100,000	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$234,575	Total Taxable Value:	
Total Assessed Value:		Total Assessor Market Value:	$334,575	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 320 Subdivision: LAFAYETTE PARK, PH 2A-1
Abbreviated Description: LAFAYETTE PARK, PH 2A-1; LT 320

Property Characteristics

Lot Size:	10,019 SF	Bedrooms:	3	Pool:	
Building Area:	1698 SF	Baths:	2	Fireplace:	
Year Built:	2013	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	1	Ext Walls:	4
Number of Units:		Garage Type:	Attached	Heating:	Heat Pump
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:	Ranch	Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	03/07/2025	Loan Amount:	N/A
Document #:	BK-PG 0000006882-0000001715	Loan Type:	VA
TD Due Date:	01/01/2055	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	05/06/2024	Sales Price:	$400,000
Document #:	2024000049699 BK-PG 4806-2391	Type of Sale:	Full Amount on Deed
Contract Date:	05/03/2024		
Document Type:			

Legal Description:
Lot: 320 Subdivision: LAFAYETTE PARK PH 2A-1
Abbreviated Description: LAFAYETTE PARK, PH 2A-1; LT 320

Prior Transfer

Recording Date:	05/03/2024	Sales Price:	$400,000
Document #:	BK-PG 4806 -2391	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 320 Subdivision: LAFAYETTE PARK, PH 2A-1
Abbreviated Description: LAFAYETTE PARK, PH 2A-1; LT 320

ICE SiteX Report

OrderID: 98612300

Prior Transfer

Recording Date:	02/26/2021	Sales Price:	$250,100
Document #:	BK-PG 4393-2236	Type of Sale:	Full Amount on Deed
Contract Date:	02/24/2021		
Document Type:			

Legal Description:
Lot: 320 Subdivision: LAFAYETTE PARK
Abbreviated Description: LAFAYETTE PARK, PH 2A-1; LT 320

Prior Transfer

Recording Date:	02/24/2021	Sales Price:	$250,100
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/10/2020	Loan Amount:	N/A
Document #:	BK-PG 0000006236-0000001075	Loan Type:	New Conventional
TD Due Date:	01/01/2050	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	05/31/2013	Sales Price:	$182,174
Document #:	BK-PG 3661-0281	Type of Sale:	Verified Sale Price
Contract Date:	05/31/2013		
Document Type:			

Legal Description:
Subdivision: LAFAYETTE PARK
Abbreviated Description: LAFAYETTE PARK PH 2A-1; LT 320

Area Sales Analysis

Total Area Sales	$4,562,300	Median # of Bedrooms	3
Median Lot Size	10,454 SF	Median # of Baths	2
Median Living Area	1,664 SF	Median Year Built	2007
Price Range - 2 Yrs	$272,500 to $390,000	Age Range	12 years to 21 years
Median Value	$324,950	Median Age	19 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.24Mi.	**367 VERMILLION DR** **LITTLE RIVER, SC 29566-8518**	07/20/2026	$350,000	$174	2009	9/3/2	2006	8,276 SF	
		APN: 306-14-04-0083 Document #: 2026000078126 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 183 Subdivision: HIDDEN LAKES VILLAGE Abbreviated Description: Abbreviated Description:HIDDEN LAKES VILLAGE LOT 183 PH 2B								
2	.05Mi.	**812 SWEENEY DR** **LITTLE RIVER, SC 29566-8586**	07/16/2026	$355,000	$189	1875	11/3/2	2014	11,761 SF	
		APN: 306-14-01-0033 Document #: 2026000076560 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 311 Subdivision: LAFAYETTE PARK PH 2A-1 Abbreviated Description: Subdivision:LAFAYETTE PARK PH 2A-1 Abbreviated Description:LAFAYETTE PARK, PH 2A-1 LT 311								
3	.24Mi.	**363 VERMILLION DR** **LITTLE RIVER, SC 29566-8518**	05/27/2026	$315,000	$175	1799	10/3/2	2006	8,276 SF	
		APN: 306-14-04-0084 Document #: 2026000056743 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 184 Subdivision: HIDDEN LAKES VILLAGE Abbreviated Description: Abbreviated Description:HIDDEN LAKES VILLAGE LOT 184 PH 2B								
4	.26Mi.	**338 VERMILLION DR** **LITTLE RIVER, SC 29566-8517**	05/21/2026	$290,000	$181	1594	12/3/2	2005	10,019 SF	
		APN: 312-03-01-0070 Document #: 2026000054897 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 110 Subdivision: HIDDEN LAKES VILLAGE Abbreviated Description: Abbreviated Description:HIDDEN LAKES VILLAGE LOT 110 PH 2A								
5	.22Mi.	**183 BLACKPEPPER LOOP** **LITTLE RIVER, SC 29566-8530**	02/24/2026	$333,000	$201	1654	10/3/2	2008	12,197 SF	
		APN: 306-14-03-0044 Document #: 2026000020647 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 417 Subdivision: LAFAYETTE PARK PH 1B Abbreviated Description: Abbreviated Description:LAFAYETTE PARK PH 1B; LOT 417								
6	.2Mi.	**226 BLACKPEPPER LOOP** **LITTLE RIVER, SC 29566-8531**	01/29/2026	$390,000	$243	1601	8/3/2	2010	12,632 SF	
		APN: 306-14-04-0001 Document #: 2026000010590 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 356 Subdivision: LAFAYETTE PARK PH 1B Abbreviated Description: Abbreviated Description:LAFAYETTE PARK PH 1B; LOT 356								
7	.2Mi.	**397 VERMILLION DR** **LITTLE RIVER, SC 29566-8518**	01/08/2026	$272,500	$164	1656	9/3/2	2006	9,148 SF	
		APN: 306-14-04-0076 Document #: 2026000002212 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 176 Subdivision: HIDDEN LAKES VILLAGE Abbreviated Description: Abbreviated Description:HIDDEN LAKES VILLAGE; LOT 176 PH 2B								
8	.38Mi.	**508 VERMILLION DR** **LITTLE RIVER, SC 29566-8541**	12/19/2025	$366,900	$157	2328	12/3/2.5	2007	8,712 SF	
		APN: 312-02-02-0037 Document #: 2025000140095 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 247 Subdivision: HIDDEN LAKES VILLAGE Abbreviated Description: Abbreviated Description:HIDDEN LAKES VILLAGE; LOT 247 PH 3								
9	.15Mi.	**424 ENDERBY WAY** **LITTLE RIVER, SC 29566-8537**	10/23/2025	$310,000	$196	1579	9/3/2	2010	10,454 SF	
		APN: 306-14-03-0011 Document #: 2025000117261								

ICE SiteX Report

OrderID: 98612300

Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 394 Subdivision: LAFAYETTE PARK PH 2-A Abbreviated Description: Abbreviated Description:LAFAYETTE PARK PH 2-A; LOT 394

10	.26Mi.	**195 BLACKPEPPER LOOP** **LITTLE RIVER, SC 29566-8530**	10/16/2025	$295,000	$176	1672	5/3/2	2007	20,909 SF

APN: 306-14-03-0041 Document #: 2025000114079
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 414 Subdivision: LAFAYETTE PARK PH 1B Abbreviated Description: Abbreviated Description:LAFAYETTE PARK PH 1B; LOT 414

11	.08Mi.	**824 SWEENEY DR** **LITTLE RIVER, SC 29566-8586**	08/22/2025	$350,000	$207	1689	11/3/2	2014	10,019 SF

APN: 306-14-04-0100 Document #: 2025000092688
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 308 Subdivision: LAFAYETTE PARK PH 2A-1 Abbreviated Description: Subdivision:LAFAYETTE PARK PH 2A-1 Abbreviated Description:LAFAYETTE PARK, PH 2A-1; LT 308

12	.25Mi.	**219 BLACKPEPPER LOOP** **LITTLE RIVER, SC 29566-8532**	08/14/2025	$319,900	$187	1710	10/3/2	2007	12,632 SF

APN: 312-03-01-0102 Document #: 2025000088459
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 408 Subdivision: LAFAYETTE PARK PH 1B Abbreviated Description: Abbreviated Description:LAFAYETTE PARK PH 1B; LOT 408

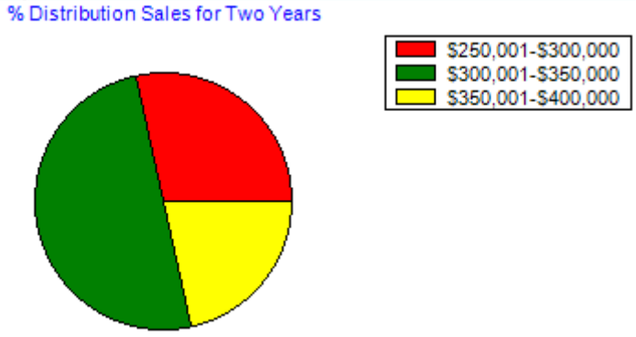
13	.01Mi.	**801 SWEENEY DR** **LITTLE RIVER, SC 29566-8587**	07/18/2025	$330,000	$206	1601	6/3/2	2012	10,454 SF

APN: 306-14-01-0041 Document #: 2025000077208
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 319 Subdivision: LAFAYETTE PARK PH 2A-1 Abbreviated Description: Subdivision:LAFAYETTE PARK PH 2A-1 Abbreviated Description:LAFAYETTE PARK, PH 2A-1; LT 319

14	.1Mi.	**437 ENDERBY WAY** **LITTLE RIVER, SC 29566-8537**	06/12/2025	$285,000	$192	1484	9/3/2	2010	10,890 SF

APN: 306-14-03-0015 Document #: 2025000063827
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 388 Subdivision: LAFAYETTE PARK PH 2-A Abbreviated Description: Abbreviated Description:LAFAYETTE PARK PH 2-A; LOT 388

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.	**805 SWEENEY DR**	**05/03/2024**	$334,575		1,698	1/3/2	2013	10,019 SF	
.01Mi.	**SWEENEY DR**	**01/01/2021**	$305,939		1,523	7/3/2	2014	10,019 SF	
.01Mi.	**801 SWEENEY DR**	**07/17/2025**	$313,509		1,601	6/3/2	2012	10,454 SF	
.03Mi.	**704 EXCELSIOR DR**	**09/10/2012**	$335,905		1,851	6/3/2	2012	10,019 SF	
.03Mi.	**813 SWEENEY DR**	**12/14/2015**	$321,541		1,579	7/3/2	2013	11,761 SF	
.03Mi.	**700 EXCELSIOR DR**	**04/12/2013**	$346,682		2,004	6/3/2	2012	10,454 SF	
.03Mi.	**708 EXCELSIOR DR**	**06/01/2021**	$309,819		1,601	6/3/2	2012	10,019 SF	
.04Mi.	**804 SWEENEY DR**	**09/05/2024**	$346,377		2,179	6/3/2	2016	10,019 SF	
.04Mi.	**712 EXCELSIOR DR**	**09/11/2024**	$303,173		1,550	6/3/2	2012	11,761 SF	
.04Mi.	**808 SWEENEY DR**	**06/02/2022**	$313,229		1,601	9/3/2	2013	10,019 SF	
.04Mi.	**800 SWEENEY DR**	**06/17/2019**	$320,521		1,601	8/3/2	2013	10,454 SF	
.04Mi.	**SWEENEY DR**	**06/26/2013**	$333,261		1,769	8/3/2	2013	10,019 SF	
.04Mi.	**817 SWEENEY DR**	**11/22/2024**	$334,224		1,818	7/3/2	2014	11,326 SF	
.05Mi.	**115 BLACKPEPPER LOOP**	**09/28/2012**	$345,784		1,675	1/3/2	2012	10,019 SF	
.05Mi.	**812 SWEENEY DR**	**04/27/2021**	$337,399		1,875	11/3/2	2014	11,761 SF	
.05Mi.	**123 BLACKPEPPER LOOP**	**08/31/2020**	$309,183		1,602	9/3/2	2009	10,019 SF	

Rent vs. Own

Households Occupied by Renters:	15%	Households Occupied by Owners:	67%

ICE SiteX Report

OrderID: 98612300

Demographics & Income

Median Age:	59.4 years old	Households:	12,762
Median Household Income:	$62,005	Households w/Family:	61%
Household Income Per Capita:	$37,441	Households w/Family Married:	52%
Most Common Education Level:	High School Graduate	Households w/Family Children:	13%

School District

School District Zone:	Horry County School District	Students:	48,662
Number of Schools:	57	Rating:	A+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.93Mi.	**Waterway Elementary School** Number of Students: 912 Student-Teacher Ratio: 16.29	NA	Public	PK - 5
3.79Mi.	**North Myrtle Beach Middle School** Number of Students: 1,267 Student-Teacher Ratio: 16.24	A	Public	6 - 8
2.75Mi.	**North Myrtle Beach High School** Number of Students: 1,673 Student-Teacher Ratio: 18.38 Advanced Placement: Yes	B+	Public	9 - 12

Flood Report

The Subject Property of **805 SWEENEY DR, LITTLE RIVER, SC 29566-8587** 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	97%	SIMILAR
BURGLARY	94%	SIMILAR
MOTOR VEHICLE THEFT	93%	SIMILAR
FORCIBLE ROBBERY	37%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	103%	SIMILAR
FORCIBLE RAPE	54%	NOTABLY LOWER
MURDER	103%	SIMILAR
OVERALL	107%	SIMILAR

Disaster Alerts

3/1/2025 - Covington Drive Fire 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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