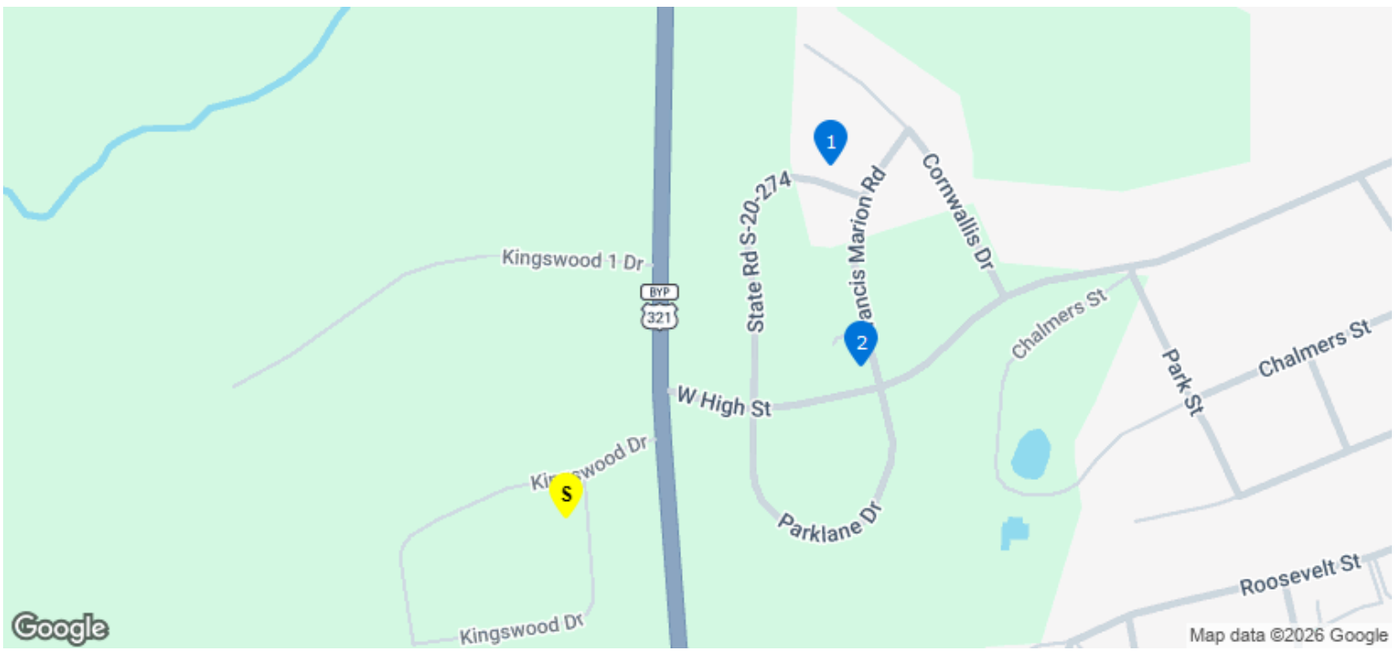
ICE SiteX Report

OrderID: 98761556

SiteX Property Information Report



Subject Property Location

85 KINGSWOOD DR, WINNSBORO, SC 29180-2074

County:	**FAIRFIELD SC**	Census Tract:	9605.01
Property Use:	Single Family Residential	Zoning:	R1
Parcel Number:	1250203007000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$298,000**	FSD:	16	Common Confidence Score:	54
Value Range:	$250,320 - $345,680	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$600	Market Land Value:	$15,000	Tax Year:	2025
Assd Improvement:	$10,504	Market Improvment Value:	$262,600	Total Taxable Value:	$1,670
Total Assessed Value:	$11,104	Total Assessor Market Value:	$277,600	Delinquent Year:	
				Tax Account ID:	6380
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: W2 Subdivision: KE KINGSWOOD ESTS
Abbreviated Description: 85 KINGSWOOD DR KE KINGSWOOD ESTATES PLAT: 509 - 890, EJ - 414

Property Characteristics

Lot Size:	1.000 AC	Bedrooms:		Pool:	
Building Area:	1898 SF	Baths:		Fireplace:	1
Year Built:		Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick veneer
Number of Units:		Garage Type:	Garage	Heating:	Forced air unit
Number of Stories:	1	Number of Cars:	2	A/C:	Yes
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:	Crawl/Raised	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	10/23/2025	Loan Amount:	N/A
Document #:	202500002652 BK-PG 1704-328	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	09/23/2025		
TD Due Date:	10/01/2065	Type Finance:	

Legal Description:
Block: A Subdivision: KINGSWOOD ESTATES Map Ref: 0

Mortgage Record

Recording Date:	12/30/2024	Loan Amount:	N/A
Document #:	202400002939 BK-PG 1661-172	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	11/27/2024		
TD Due Date:	01/01/2052	Type Finance:	

Legal Description:
Block: A Subdivision: KINGSWOOD ESTATES Map Ref: 0
City/Muni/Twp: WINNSBORO

Prior Transfer

Recording Date:	11/23/2022	Sales Price:	N/A
Document #:	202200003136 BK-PG 1556-127	Type of Sale:	
Document Type:	Assignment		

Legal Description:

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Prior Transfer

Recording Date:	09/27/2022	Sales Price:	N/A
Document #:	202200002618 BK-PG 1505-78	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Prior Transfer

Recording Date:	09/14/2022	Sales Price:	N/A
Document #:	202200002503 BK-PG 1505-78	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	02/24/2022	Loan Amount:	N/A
Document #:	202200000561 BK-PG 1514-293	Loan Type:	Conventional
Contract Date:	12/28/2021		
TD Due Date:		Type Finance:	Fixed Rate

Legal Description:
Block: A Map Ref: 0

Prior Transfer

Recording Date:	01/28/2022	Sales Price:	N/A
Document #:	202200000248 BK-PG 1153-262	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	12/29/2021	Loan Amount:	N/A
Document #:	202100003610 BK-PG 1505-78	Loan Type:	Conventional
Contract Date:	12/28/2021		
TD Due Date:		Type Finance:	Fixed Rate

Legal Description:
Block: A Map Ref: 0

Mortgage Record

Recording Date:	12/29/2021	Loan Amount:	N/A
Document #:	202100003609150560 BK-PG -	Loan Type:	Conventional
Contract Date:	12/28/2021		
TD Due Date:		Type Finance:	

Legal Description:
Block: A Map Ref: PL SL 509 PG 890

Prior Transfer

Recording Date:	12/29/2021	Sales Price:	$195,000
Document #:	202100003608 BK-PG 1505-57	Type of Sale:	Arms-Length Transfer
Contract Date:	12/28/2021		
Document Type:	Deed		

Legal Description:
Block: A Map Ref: PL SL 509 PG 890

Mortgage Record

Recording Date:	06/20/2014	Loan Amount:	N/A
Document #:	BK-PG 1153-262	Loan Type:	Unknown Loan Type
Contract Date:	06/09/2014		
TD Due Date:	06/19/2039	Type Finance:	

Legal Description:
Block: A Subdivision: KINGWOOD ESTATES Map Ref: 0

Prior Transfer

Recording Date:	11/10/1993	Sales Price:	$83,000
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
District: W2 Subdivision: KE KINGSWOOD ESTS
Abbreviated Description: 85 KINGSWOOD DR KE KINGSWOOD ESTATES PLAT: 509 - 890, EJ - 414

Area Sales Analysis

Total Area Sales	$645,000	Median # of Bedrooms	
Median Lot Size	1 SF	Median # of Baths	
Median Living Area	2,893 SF	Median Year Built	
Price Range - 2 Yrs	$255,000 to $390,000	Age Range	
Median Value	$322,500	Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.13Mi.	**22 KINGSWOOD DR WINNSBORO, SC 29180-2074**	08/14/2026	$29,700			//		23,958 SF	
		APN: 1250201005000 Document #: 202600001951 Document Type: Warranty Deed Price Code: A Land Use: Agricultural / Rural (General) Legal: Lot: 22 Subdivision: KINGSWOOD ESTATES MapRef: MB 9 PG 147 Abbreviated Description: Lot:22 Subdivision:KINGSWOOD ESTATES Map Ref:MB 9 PG 147City/Muni/Twp:FAIRFIELD City/Muni/Twp: FAIRFIELD								
2	.15Mi.	**KINGSWOOD DR , SC 29180-**	11/17/2025	$60,000			//		87,120 SF	
		APN: 1250201004000 Document #: 202500002822 Document Type: Deed Price Code: Q Land Use: Residential (General) (Single)								

ICE SiteX Report

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Legal: Lot: 23&24 Subdivision: KINGSWOOD ESTATES MapRef: MB 9 PG 147 Abbreviated Description: Lot:23&24 Subdivision:KINGSWOOD ESTATES Map Ref:MB 9 PG 147

3	.2Mi.	**178 LAFAYETTE DR** **WINNSBORO, SC 29180-2051**	05/07/2026	$130,000	$56	2306	//		43,560 SF

APN: 1250204004000 Document #: 202600001060
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal:

4	.24Mi.	**101 FRANCIS MARION DR** **WINNSBORO, SC 29180-2054**	06/30/2026	$255,000	$72	3554	//		43,560 SF

APN: 1250204009000 Document #: 202600001543
Document Type: Deed Price Code: Q
Land Use: Single Family Residential
Legal: MapRef: MB DR PG 522 Abbreviated Description: Map Ref:MB DR PG 522City/Muni/Twp:WINNSBORO City/Muni/Twp: WINNSBORO

5	.36Mi.	**604 W COLLEGE ST** **WINNSBORO, SC 29180-2024**	02/04/2026	$7,500	$7	1080	//		43,560 SF

APN: 1260115002000 Document #: 202600000265
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal:

6	.39Mi.	**102 CORNWALLIS DR** **WINNSBORO, SC 29180-1252**	10/30/2025	$200,000	$100	1992	//		43,560 SF

APN: 1260101007000 Document #: 202500002714
Document Type: Deed Price Code: Q
Land Use: Single Family Residential
Legal:

7	.4Mi.	**108 CORNWALLIS DR** **WINNSBORO, SC 29180-1252**	12/30/2025	$267,600	$137	1951	//		43,560 SF

APN: 1070303003000 Document #: 202500003237
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: L Subdivision: FORTUNE HEIGHTS SUBDIVISION MapRef: MB DM PG 343 Abbreviated Description: Lot:L Subdivision:FORTUNE HEIGHTS SUBDIVISION Map Ref:MB DM PG 343

8	.48Mi.	**69 SYCAMORE ST** **WINNSBORO, SC 29180-7174**	08/25/2026	$50,000	$29	1696	//		43,560 SF

APN: 1250201022000 Document #: 202600002040
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: B Subdivision: CEDAR TERRACE Abbreviated Description: Lot:4 Block:B Subdivision:CEDAR TERRACE

9	.48Mi.	**341 W HIGH ST** **WINNSBORO, SC 29180-1239**	09/26/2025	$290,000	$77	3762	//		36,590 SF

APN: 1260103001000 Document #: 202500002455
Document Type: Deed Price Code: Q
Land Use: Single Family Residential
Legal: MapRef: SL 578 PG 1573 Abbreviated Description: Map Ref:SL 578 PG 1573

10	.5Mi.	**51 SYCAMORE ST** **WINNSBORO, SC 29180-7174**	03/25/2026	$196,900	$141	1392	//		43,560 SF

APN: 1250201023000 Document #: 202600000671
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 3 Block: B Abbreviated Description: Lot:3 Block:B

11	.52Mi.	**323 W HIGH ST** **WINNSBORO, SC 29180-1239**	09/19/2025	$211,500	$144	1469	//	1980	21,780 SF

APN: 1260103007000 Document #: 202500002349
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 6 MapRef: SL 605 PG 172 Abbreviated Description: Lot:6 Map Ref:SL 605 PG 172City/Muni/Twp:WINNSBORO City/Muni/Twp: WINNSBORO

12	.56Mi.	**111 110/111 RUSSELL ST** **WINNSBORO, SC 29180-**	05/21/2026	$50,000	$87	576	//		43,560 SF

APN: 1260119018000 Document #: 202600001171
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Tract No: A MapRef: MB 3 PG 73 Abbreviated Description: Tract No:A Map Ref:MB 3 PG 73City/Muni/Twp:WINNSBORO City/Muni/Twp: WINNSBORO

13	.57Mi.	**200 EBERLE ST** **WINNSBORO, SC 29180-1266**	07/08/2026	$80,000			//		43,560 SF

APN: 1260104011000 Document #: 202600001605
Document Type: Deed Price Code:
Land Use: Residential (General) (Single)
Legal: Lot: 23,24&34 Subdivision: FORTUNE PARK HEIGHTS MapRef: MB AZ PG 80 Abbreviated Description: Lot:23,24&34 Subdivision:FORTUNE PARK HEIGHTS Map Ref:MB AZ PG 80Abbreviated Description:LOTS 35&36 City/Muni/Twp:WINNSBORO City/Muni/Twp: WINNSBORO

14	.59Mi.	**305 W HIGH ST** **WINNSBORO, SC 29180-1239**	05/28/2026	$177,500	$65	2730	//		43,560 SF

APN: 1260103014000 Document #: 202600001221
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: FORRME PARK HEIGHTS MapRef: MB AZ PG 80-81 Abbreviated Description: Lot:2 Subdivision:FORRME PARK HEIGHTS Map Ref:MB AZ PG 80-81City/Muni/Twp:WINNSBORO City/Muni/Twp: WINNSBORO

15	.71Mi.	**36 MCKAY CIR** **WINNSBORO, SC 29180-1347**	05/05/2026	$65,017	$65	1000	//		43,560 SF

APN: 1260129007000 Document #: 202600001001
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 15 MapRef: MB 4 PG 77 Abbreviated Description: Lot:15 Map Ref:MB 4 PG 77City/Muni/Twp:WINNSBORO City/Muni/Twp: WINNSBORO

16	.74Mi.	**1712 US HIGHWAY 321 BYP N** **WINNSBORO, SC 29180-6986**	05/06/2026	$69,160	$96	720	//	2013	511,830 SF

APN: 1060003016000 Document #: 202600001029
Document Type: Deed Price Code:
Land Use: Agricultural / Rural (General)
Legal:

17	.76Mi.	**205 DRAYTON ST** **WINNSBORO, SC 29180-1219**	04/24/2026	$168,500	$116	1448	//		43,560 SF

APN: 1260109022000 Document #: 202600000904
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: MapRef: MB 1705 PG 117 Abbreviated Description: Map Ref:MB 1705 PG 117City/Muni/Twp:WINNSBORO City/Muni/Twp: WINNSBORO

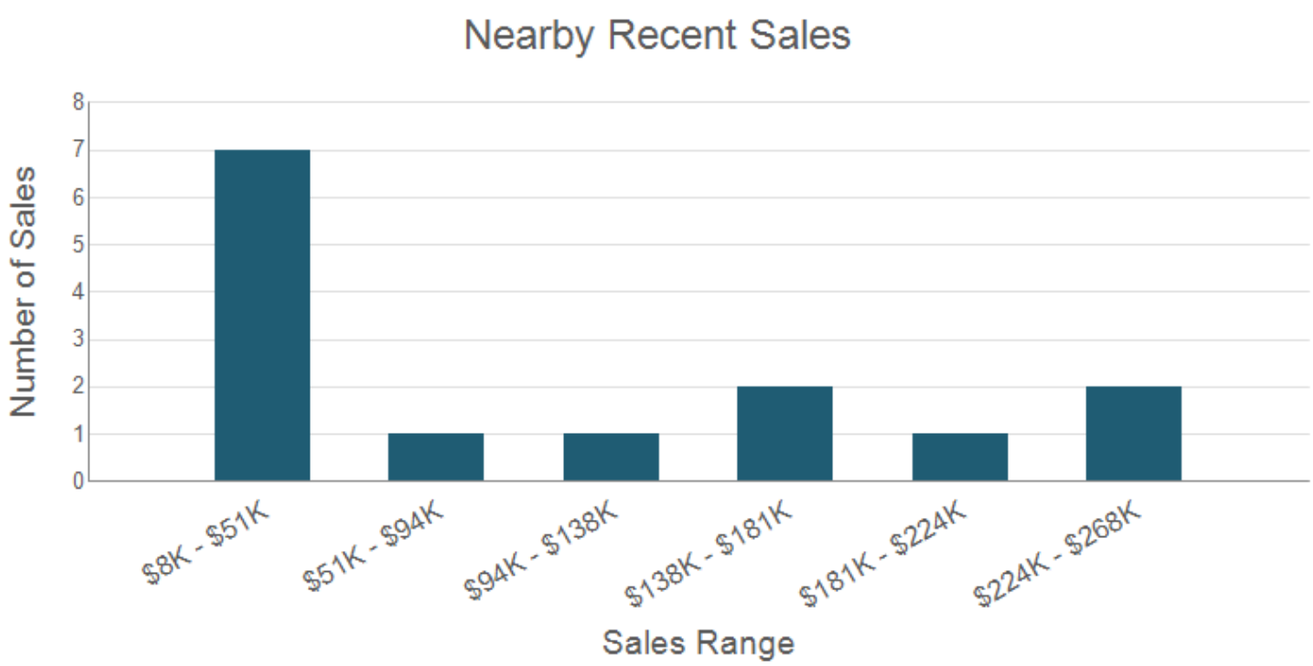
18	.9Mi.	**402 W LIBERTY ST**	05/20/2026	$160,000	$130	1232	//		43,560 SF

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		WINNSBORO, SC 29180-1426						
	APN: 1260137007000 Document #: 202600001162							
	Document Type: Special Warranty Deed Price Code: A							
	Land Use: Single Family Residential							
	Legal:							
19	.93Mi.	**1606 KINCAID BRIDGE RD**	10/15/2026	$28,500	$16	1785	//	222,156 SF
		WINNSBORO, SC 29180-7121						
	APN: 1250201027000 Document #: 202600002447							
	Document Type: Warranty Deed Price Code: Q							
	Land Use: Single Family Residential							
	Legal: Lot: A MapRef: PL 605 PG 9878 Abbreviated Description: Lot:A Map Ref:PL 605 PG 9878							
20	1Mi.	**158 LOCUST CIR**	02/04/2026	$375,000	$114	3298	//	43,560 SF
		WINNSBORO, SC 29180-7171						
	APN: 1070301003000 Document #: 202600000263							
	Document Type: Deed Price Code: Q							
	Land Use: Single Family Residential							
	Legal:							

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.	**85 KINGSWOOD DR**	**12/28/2021**	$277,600	$11,104	1,898			1 SF	
.02Mi.	**457 KINGSWOOD DR**	**01/22/1974**	$268,600	$10,744	2,337			1 SF	
.05Mi.	**449 KINGSWOOD DR**	**06/26/2000**	$236,600	$9,464	1,626			1 SF	
.05Mi.	**482 KINGSWOOD DR**	**07/17/2023**	$189,100	$7,564	1,970			1 SF	
.05Mi.	**494 KINGSWOOD DR**	**10/05/2021**	$316,100	$12,644	2,520		2023	1 SF	
.06Mi.	**460 KINGSWOOD DR**	**11/06/2017**	$332,000	$13,280	1,842			1 SF	P
.08Mi.	**148 KINGSWOOD DR**	**02/11/2025**	$220,000	$8,800	1,718			1 SF	
.1Mi.	**225 KINGSWOOD DR**	**12/03/2021**	$332,300	$13,292	1,562		2017	1 SF	P
.11Mi.	**295 KINGSWOOD DR**	**11/10/1989**	$353,300	$14,132	2,436			1 SF	
.13Mi.	**206 PARKLANE DR**	**07/27/2012**	$358,600	$14,344	2,739			1 SF	P
.15Mi.	**236 KINGSWOOD DR**	**10/28/2021**	$449,800	$17,992	2,103			4 SF	
.15Mi.	**133 KINGSWOOD # 1-DR-LOTS-45- & -4**	**08/06/2020**	$547,800	$21,912	1,957			1 SF	
.16Mi.	**190 LAFAYETTE DR**	**07/12/2024**	$417,600	$25,056	2,132		2011	2 SF	P
.17Mi.	**208 PARKLANE DR**	**03/22/2019**	$258,200	$10,328	1,580			2 SF	
.17Mi.	**205 PARKLANE DR**	**04/18/2016**	$137,800	$5,512	962			1 SF	
.2Mi.	**178 LAFAYETTE DR**	**10/09/2019**	$216,200	$12,972	2,306			1 SF	

Rent vs. Own

Households Occupied by Renters:	25%	Households Occupied by Owners:	62%

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Demographics & Income

Median Age:	44.1 years old	Households:	5,190
Median Household Income:	$51,267	Households w/Family:	70%
Household Income Per Capita:	$26,461	Households w/Family Married:	30%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

School District

School District Zone:	Fairfield County School District	Students:	2,103
Number of Schools:	8	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.95Mi.	**Fairfield Central High School** Number of Students: 619 Student-Teacher Ratio: 11.68 Advanced Placement: Yes	D+	Public	9 - 12
1.81Mi.	**Fairfield Middle School** Number of Students: 311 Student-Teacher Ratio: 8.64	B-	Public	7 - 8
0.66Mi.	**Fairfield Magnet for Math and Science** Number of Students: 188 Student-Teacher Ratio: 9.4	NA	Public	PK - 6
1.26Mi.	**Fairfield Elementary School** Number of Students: 418 Student-Teacher Ratio: 11.3	NA	Public	PK - 6

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	104%	SIMILAR
BURGLARY	122%	HIGHER
MOTOR VEHICLE THEFT	119%	HIGHER
FORCIBLE ROBBERY	116%	HIGHER
AGGRAVATED ASSAULT	110%	HIGHER
FORCIBLE RAPE	123%	HIGHER
MURDER	121%	HIGHER
OVERALL	115%	HIGHER

Disaster Alerts

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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