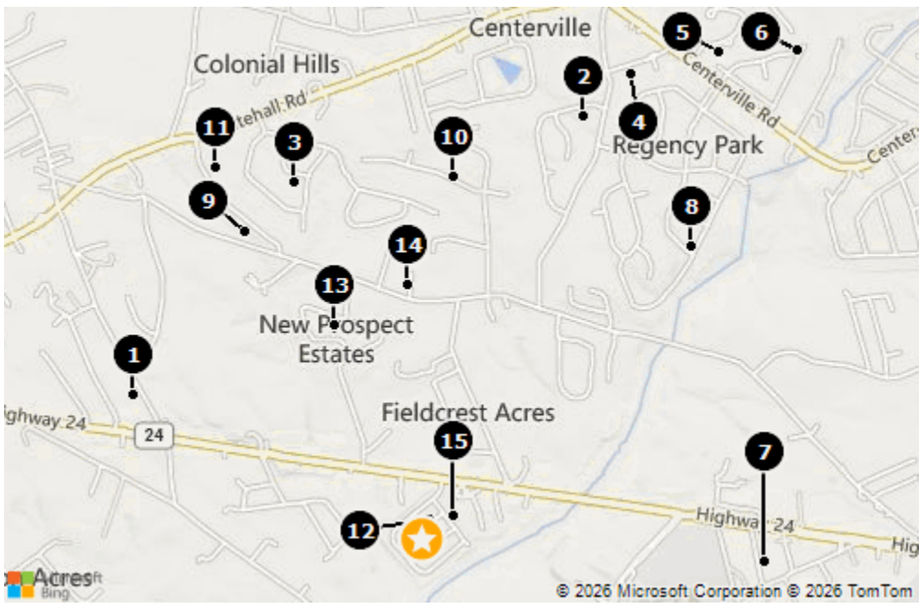
ICE SiteX Report

OrderID: 98722596

SiteX Property Information Report



Subject Property Location

8 ROBIN DR, ANDERSON, SC 29626-5353

County:	**ANDERSON SC**	Census Tract:	450070120.021004
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	097-12-01-061	Thomas Bros Pg-Grid:	

Valuation

Value:	**$212,000**	FSD:	7	Common Confidence Score:	88
Value Range:	$197,160 - $226,840	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2021	Tax Rate Code Area:	
Assd Land Value:	$1,000	Market Land Value:		Tax Year:	2025
Assd Improvement:	$5,980	Market Improvment Value:		Total Taxable Value:	$835
Total Assessed Value:	$6,980	Total Assessor Market Value:	$174,600	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 61 District: 5 Subdivision: PHEASANT RIDGE III Map Ref: MAP #007-12
Abbreviated Description: CP S 2273/6 F000 D000 PP S 1706/7 LT 61 ROBIN DR .184 AC

Property Characteristics

Lot Size:	8,015 SF	Bedrooms:	3	Pool:	
Building Area:	1317 SF	Baths:		Fireplace:	
Year Built:	2017	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	9	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:	04/17/2026	Sales Price:	$186,202
Document #:	260009881 BK-PG 16874-1	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	12/19/2024	Loan Amount:	N/A
Document #:	240030796 BK-PG 17752-190	Loan Type:	FHA
TD Due Date:	08/01/2053	Type Finance:	

Legal Description:
Lot: 61 Subdivision: PHEASANT RIDGE SUBDIVISION Phase No: 3
City/Muni/Twp: CITY OF ANDERSON

Prior Transfer

Recording Date:	08/02/2023	Sales Price:	$5,452
Document #:	230018529 BK-PG 16590-239	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	07/17/2023	Loan Amount:	N/A
Document #:	230017034 BK-PG 16874-1	Loan Type:	FHA
TD Due Date:	08/01/2053	Type Finance:	

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Legal Description:
Lot: 61 Subdivision: PHEASANT RIDGE SUBDIVISION Phase No: III

Mortgage Record

Recording Date:	01/30/2023	Loan Amount:	N/A
Document #:	230002165 BK-PG 16590-239	Loan Type:	FHA
TD Due Date:	10/01/2047	Type Finance:	

Legal Description:
Lot: 18 Subdivision: PHEASANT RIDGE SUBDIVISION Phase No: 4

Mortgage Record

Recording Date:	12/29/2020	Loan Amount:	N/A
Document #:	200037298 BK-PG 14987-88	Loan Type:	FHA
TD Due Date:	10/01/2047	Type Finance:	

Legal Description:
Lot: 61 Subdivision: PHEASANT RIDGE SUBDIVISION Phase No: III

Prior Transfer

Recording Date:	10/05/2017	Sales Price:	$149,900
Document #:	170024469 BK-PG 13062-259	Type of Sale:	Verified Sale Price
Contract Date:	10/03/2017		
Document Type:			

Legal Description:
Lot: 16 Subdivision: PHEASANT RIDGE SUBDIVISION Phase No: III

Prior Transfer

Recording Date:	10/03/2017	Sales Price:	$149,900
Document #:	BK-PG 13062 -259	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 61 District: 5 Subdivision: PHEASANT RIDGE III Map Ref: MAP #007-12
Abbreviated Description: CP S 2273/6 F000 D000 PP S 1706/7 LT 61 ROBIN DR .184 AC

Mortgage Record

Recording Date:	06/23/2017	Loan Amount:	N/A
Document #:	170015247 BK-PG 12904-028	Loan Type:	New Conventional
TD Due Date:	07/10/2018	Type Finance:	

Legal Description:
Lot: 61 Subdivision: PHEASANT RIDGE SUBDIVISION Phase No: 3

Prior Transfer

Recording Date:	06/23/2017	Sales Price:	$19,500
Document #:	170015246 BK-PG 12905-024	Type of Sale:	Verified Sale Price
Contract Date:	06/20/2017		
Document Type:			

Legal Description:
Lot: 61 Subdivision: PHEASANT RIDGE Phase No: III Map Ref: MB S-2273 PG 6

Prior Transfer

Recording Date:	06/20/2017	Sales Price:	$19,500
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$4,000,790	Median # of Bedrooms	3
Median Lot Size	22,885 SF	Median # of Baths	
Median Living Area	1,538 SF	Median Year Built	2006
Price Range - 2 Yrs	$37,890 to $407,000	Age Range	7 years to 38 years
Median Value	$289,000	Median Age	20 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.86Mi.	**223 LAKEWOOD LN** **ANDERSON, SC 29625-5034**	09/18/2026	$268,900	$177	1515	//	1988	78,408 SF	
2	1.21Mi.	**126 COACHMAN DR** **ANDERSON, SC 29625-2551**	08/31/2026	$289,000	$178	1619	/3/	2005	32,639 SF	
3	1.01Mi.	**108 SWEET SPGS** **ANDERSON, SC 29625-5144**	08/14/2026	$407,000	$161	2513	11/3/	2004	30,492 SF	
4	1.36Mi.	**115 STANCIL RD** **ANDERSON, SC 29625-2554**	07/27/2026	$229,000	$186	1226	//	1990	22,885 SF	

1 .86Mi. **223 LAKEWOOD LN** **ANDERSON, SC 29625-5034** 09/18/2026 $268,900 $177 1515 // 1988 78,408 SF
APN: 069-14-04-005 Document #: 260025844
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 7,8 District: FIVE MapRef: MB 65 PG 40 Abbreviated Description: Lot:7,8 District:FIVE Map Ref:MB 65 PG 40City/Muni/Twp:CENTERVILLE TOWNSHIP City/Muni/Twp: CENTERVILLE TOWNSHIP

2 1.21Mi. **126 COACHMAN DR** **ANDERSON, SC 29625-2551** 08/31/2026 $289,000 $178 1619 /3/ 2005 32,639 SF
APN: 096-04-01-034 Document #: 260024068
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 35 Subdivision: FARMER & SIMPSON ENGINEERS MapRef: MB 86 PG 940 Abbreviated Description: Lot:35 Subdivision:FARMER & SIMPSON ENGINEERS Map Ref:MB 86 PG 940

3 1.01Mi. **108 SWEET SPGS** **ANDERSON, SC 29625-5144** 08/14/2026 $407,000 $161 2513 11/3/ 2004 30,492 SF
APN: 069-27-02-007 Document #: 260022266
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 40 Subdivision: SPRING BROOK SUBDIVISION MapRef: MB 1252 PG 5 & 6 Abbreviated Description: Lot:40 Subdivision:SPRING BROOK SUBDIVISION Map Ref:MB 1252 PG 5 & 6

4 1.36Mi. **115 STANCIL RD** **ANDERSON, SC 29625-2554** 07/27/2026 $229,000 $186 1226 // 1990 22,885 SF
APN: 095-09-03-002 Document #: 260020248
Document Type: Price Code: D

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Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: RD PARKER LANDS MapRef: MB 12 PG 297 Abbreviated Description: Lot:2 Subdivision:RD PARKER LANDS Map Ref:MB 12 PG 297

5	1.53Mi.	**109 WREN WAY** **ANDERSON, SC 29625-1924**	07/20/2026	$233,000	$152	1529	/3/		22,912 SF

APN: 095-09-02-020 Document #: 260019532
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 20 District: 5 Subdivision: MEADOWBROOK HEIGHTS SUBDIVISION MapRef: MB 55 PG 285 Abbreviated Description: Lot:20 District:5 Subdivision:MEADOWBROOK HEIGHTS SUBDIVISION Map Ref:MB 55 PG 285

6	1.65Mi.	**223 HARRINGTON DR** **ANDERSON, SC 29625-1949**	07/17/2026	$300,000	$212	1410	5/3/	2001	11,761 SF

APN: 096-19-02-015 Document #: 260019378
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 23 Subdivision: HARRINGTON GROVE MapRef: MB 1156 PG 3 Abbreviated Description: Lot:23 Subdivision:HARRINGTON GROVE Map Ref:MB 1156 PG 3

7	.93Mi.	**106 MURIEL LN** **ANDERSON, SC 29626-5342**	07/16/2026	$155,000	$118	1308	//		20,000 SF

APN: 096-13-02-010 Document #: 260019207
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 16 Subdivision: FARMER & SIMPSON ENGINEERS MapRef: MB 80 PG 118 Abbreviated Description: Lot:16 Subdivision:FARMER & SIMPSON ENGINEERS Map Ref:MB 80 PG 118City/Muni/Twp:CENTERVILLE TOWNSHIP City/Muni/Twp: CENTERVILLE TOWNSHIP

8	1.07Mi.	**224 REGENCY CIR** **ANDERSON, SC 29625-2535**	07/02/2026	$370,000	$143	2580	/4/		19,740 SF

APN: 096-07-01-016 Document #: 260017842
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 215 Subdivision: REGENCY PARK MapRef: MB 112 PG 9 Abbreviated Description: Lot:215 Subdivision:REGENCY PARK Map Ref:MB 112 PG 9

9	.95Mi.	**234 STREAMS WAY** **ANDERSON, SC 29625-5148**	06/30/2026	$310,000	$153	2015	8/3/	2017	16,553 SF

APN: 069-28-01-017 Document #: 260017527
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 17 Subdivision: WINDING STREAMS SUBDIVISION MapRef: SL 1665 PG 7-8 Abbreviated Description: Lot:17 Subdivision:WINDING STREAMS SUBDIVISION Map Ref:SL 1665 PG 7-8

10	.99Mi.	**106 BEAN MILL WAY** **ANDERSON, SC 29625-5146**	06/30/2026	$300,000	$171	1752	8/2/	2008	25,265 SF

APN: 096-23-01-018 Document #: 260017586
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 14 Subdivision: CREAMER ACRES Phase No: 3 MapRef: MB 1720 PG 3 & 4 Abbreviated Description: Lot:14 Subdivision:CREAMER ACRES Phase No:3 Map Ref:MB 1720 PG 3 & 4

11	1.13Mi.	**203 STREAMS WAY** **ANDERSON, SC 29625-5148**	06/23/2026	$311,000	$145	2143	8/3/	2017	13,939 SF

APN: 069-28-02-027 Document #: 260016712
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 52 Subdivision: WINDING STREAM MapRef: SL 2246 PG 6 Abbreviated Description: Subdivision:WINDING STREAM Map Ref:SL 2246 PG 6Abbreviated Description:LOT: PORTION OF LOT NUMBER FIFTY-TWO (52)

12	.05Mi.	**17 ROBIN DR** **ANDERSON, SC 29626-5353**	05/12/2026	$295,000	$147	2002	8/4/	2018	8,015 SF

APN: 097-12-01-053 Document #: 260012326
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 53 Subdivision: PHEASANT RIDGE SUBDIVISION MapRef: MB 2273 PG 6 Abbreviated Description: Lot:53 Subdivision:PHEASANT RIDGE SUBDIVISION Map Ref:MB 2273 PG 6

13	.61Mi.	**105 JULIA CIR** **ANDERSON, SC 29625-5048**	05/08/2026	$37,890	$24	1538	/2/		29,189 SF

APN: 096-01-04-008 Document #: 260012181
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 76 Subdivision: PROSPECT ESTATES MapRef: MB 107 PG 333 Abbreviated Description: Lot:76 Subdivision:PROSPECT ESTATES Map Ref:MB 107 PG 333

14	.68Mi.	**730 NEW PROSPECT CHURCH RD** **ANDERSON, SC 29625-5011**	05/07/2026	$255,000	$180	1414	/3/		30,492 SF

APN: 096-01-02-001 Document #: 260012068
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 13 Subdivision: PROSPECT ESTATES SUBDIVISION MapRef: SL 811 PG 10-B Abbreviated Description: Lot:13 Subdivision:PROSPECT ESTATES SUBDIVISION Map Ref:SL 811 PG 10-B

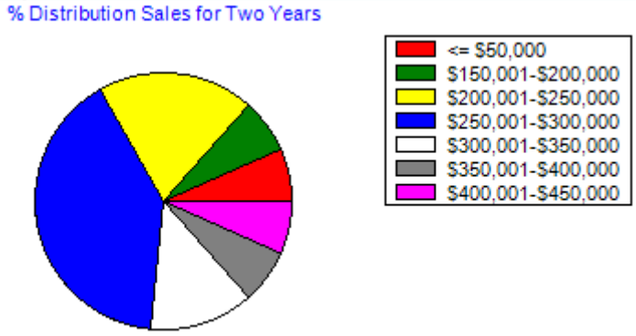
15	.1Mi.	**107 CANARY DR** **ANDERSON, SC 29626-5352**	05/01/2026	$240,000	$181	1319	6/3/	2019	8,015 SF

APN: 097-12-01-034 Document #: 260011493
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 34 Subdivision: PHEASANT RIDGE SUBDIVISION Phase No: 3 MapRef: MB S2273 PG 6 Abbreviated Description: Lot:34 Subdivision:PHEASANT RIDGE SUBDIVISION Phase No:3 Map Ref:MB S2273 PG 6

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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.	**8 ROBIN DR**	**10/03/2017**	$174,600	$6,980	1,317	9/3/	2017	8,015 SF	
.01Mi.	**6 ROBIN DR**	**08/02/2017**	$210,040	$8,400	1,789	8/4/	2017	8,015 SF	
.02Mi.	**10 ROBIN DR**	**11/15/2017**	$182,080	$7,280	1,317	6/3/	2017	8,015 SF	
.02Mi.	**207 EAGLE CIR**	**04/20/2022**	$185,960	$7,440	1,431	6/3/	2020	7,841 SF	
.02Mi.	**205 EAGLE CIR**	**08/21/2020**	$216,040	$8,640	1,321	5/3/	2020	7,841 SF	
.03Mi.	**9 ROBIN DR**	**10/27/2020**	$186,260	$7,450	1,433	7/3/	2017	8,015 SF	
.03Mi.	**209 EAGLE CIR**	**04/22/2021**	$191,270	$7,650	1,317	6/3/	2019	7,841 SF	
.03Mi.	**7 ROBIN DR**	**12/14/2017**	$178,790	$7,150	1,351	7/3/	2017	8,015 SF	
.03Mi.	**4 ROBIN DR**	**01/30/2024**	$265,270	$10,610	1,376	5/3/	2016	8,015 SF	
.03Mi.	**12 ROBIN DR**	**12/15/2017**	$186,340	$11,180	1,433	6/3/	2017	8,015 SF	
.03Mi.	**11 ROBIN DR**	**12/07/2016**	$205,700	$8,230	1,747	5/3/	2016	8,015 SF	
.04Mi.	**203 EAGLE CIR**	**09/25/2020**	$199,340	$7,970	1,617	5/3/	2020	9,148 SF	
.04Mi.	**5 ROBIN DR**	**04/27/2019**	$216,700	$13,000	1,784	9/4/	2017	8,015 SF	
.04Mi.	**211 EAGLE CIR**	**12/11/2020**	$196,860	$7,870	1,428	5/3/	2019	7,841 SF	
.04Mi.	**15 ROBIN DR**	**04/06/2018**	$181,540	$7,260	1,324	6/3/	2018	8,015 SF	
.05Mi.	**2 ROBIN DR**	**04/29/2019**	$220,080	$8,800	1,424	6/3/	2016	9,583 SF	

Rent vs. Own

Households Occupied by Renters:	17%	Households Occupied by Owners:	73%

Demographics & Income

Median Age:	43.0 years old	Households:	5,650
Median Household Income:	$61,393	Households w/Family:	74%
Household Income Per Capita:	$33,600	Households w/Family Married:	55%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

School District Zone:	Anderson School District 5	Students:	12,131
Number of Schools:	19	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.13Mi.	**Robert Anderson Middle School** Number of Students: 1,134 Student-Teacher Ratio: 12.9	B+	Public	6 - 8
2.22Mi.	**McLees Elementary School** Number of Students: 543 Student-Teacher Ratio: 14.01	NA	Public	KG - 5
2.23Mi.	**Westside High School** Number of Students: 1,687 Student-Teacher Ratio: 17.35	D	Public	9 - 12

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	96%	SIMILAR
BURGLARY	125%	HIGHER
MOTOR VEHICLE THEFT	114%	HIGHER
FORCIBLE ROBBERY	107%	SIMILAR
AGGRAVATED ASSAULT	111%	HIGHER
FORCIBLE RAPE	125%	HIGHER
MURDER	122%	HIGHER
OVERALL	127%	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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