

Comparable Sales Report

For Property Located At:

108 W SOUTH 5TH ST
SENECA, SC 29678-3933

Number of Comparables: 13

Summary Statistics

| | Subject | Low | High | Average |
|------------------------|---------|-----------|------------|------------|
| Last Market Sale Price | | \$ 46,500 | \$ 196,000 | \$ 119,946 |
| Bldg/Living Area | 1,342 | 1,150 | 1,590 | 1,402 |
| Price/Sqft | | \$ 31.81 | \$ 152.17 | \$ 86.32 |
| Year Built | 1945 | 1934 | 1995 | 1951 |
| Lot Area | 8,712 | 4,356 | 52,272 | 14,073 |
| Bedrooms | 2 | 1 | 3 | 2 |
| Bathrooms | 2 | 1 | 2 | 2 |
| Distance from subject | 0.0 | 0.1 | 0.5 | 0.3 |

Subject Property Details

Address: 108 W SOUTH 5TH ST

Owner Name:

Seller Name:

APN: 520-39-04-009 Map Reference: MB: A996 4 Living Area: 1342

County: OCONEE Total Rooms: 4

School District: OCONEE COUNTY Census Tract: 30701 Bedrooms: 2

Subdivison: Last Sale Price: Bath(F/H): 2

Land Use: Duplex (2 units, Last Sale Date: Year Built: 1945

Construction Type: Prior Recording Date: Air Conditioning: Central

Sale Date: Lot Acres: 0.2 Heating Type: Heat Pump

Curr Owner Lot Area: 8,712 Fireplaces:

Last Mortgage: Number of Stories: 1 Pool Type:

Property Tax: \$ 627 Parking Type:

Assessed Value: Roof Material: GABLE

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| | | | | |
|---------------|--|------------------------|-------------|-------------------------|
| Comp#: | 1 | Distance from Subject: | 0.1 (miles) | |
| Address: | 515 S FAIRPLAY ST SENECA, SC 29678-3919 | | | |
| Owner Name: | ARBOGAST ARTHUR A | | | |
| APN: | 520-40-05-008 | Last Sale Price: | \$ 129,500 | Living Area: 1,408 |
| County: | OCONEE | Last Sale Date: | 2019-01-08 | Lot Area: 10,890 |
| Bedrooms: | 2 | Last Recording Date: | 2019-01-10 | Year Built: 1946 |
| Bathrooms: | 2 | Assessed Value: | | Pool Type: |
| Total Rooms: | 4 | Property Tax: | \$ 1,273 | Land Use: Single Family |

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|---------------|---|------------------------|-------------|-------------------------|
| Comp#: | 2 | Distance from Subject: | 0.1 (miles) | |
| Address: | 107 E SOUTH 4TH ST SENECA, SC 29678-3401 | | | |
| Owner Name: | CABELL EMILEE RENEE | | | |
| APN: | 520-34-10-009 | Last Sale Price: | \$ 60,000 | Living Area: 1,374 |
| County: | OCONEE | Last Sale Date: | 2018-09-18 | Lot Area: 6,534 |
| Bedrooms: | 3 | Last Recording Date: | 2018-09-20 | Year Built: 1940 |
| Bathrooms: | 2 | Assessed Value: | | Pool Type: |
| Total Rooms: | 5 | Property Tax: | \$ 1,026 | Land Use: Single Family |

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|---------------|---|------------------------|-------------|-------------------------|
| Comp#: | 3 | Distance from Subject: | 0.1 (miles) | |
| Address: | 406 S TOWNVILLE ST SENECA, SC 29678-3925 | | | |
| Owner Name: | MCCORMICK KYLE P | | | |
| APN: | 520-40-01-005 | Last Sale Price: | \$ 46,500 | Living Area: 1,462 |
| County: | OCONEE | Last Sale Date: | 2018-12-28 | Lot Area: 10,019 |
| Bedrooms: | 2 | Last Recording Date: | 2018-12-28 | Year Built: 1934 |
| Bathrooms: | 1 | Assessed Value: | | Pool Type: |
| Total Rooms: | 3 | Property Tax: | \$ 527 | Land Use: Single Family |

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|---------------|---|------------------------|------------|--------------|---------------|
| Comp#: | 4 | Distance from Subject: | 0.2(miles) | | |
| Address: | 209 E SOUTH 4TH ST SENECA, SC 29678-3433 | | | | |
| Owner Name: | RAGER ELLEN T | | | | |
| APN: | 520-34-11-008 | Last Sale Price: | \$ 145,500 | Living Area: | 1,556 |
| County: | OCONEE | Last Sale Date: | 2019-02-28 | Lot Area: | 13,504 |
| Bedrooms: | 3 | Last Recording Date: | 2019-03-04 | Year Built: | 1934 |
| Bathrooms: | 2 | Assessed Value: | | Pool Type: | |
| Total Rooms: | 5 | Property Tax: | \$ 1,384 | Land Use: | Single Family |

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|---------------|---|------------------------|------------|--------------|---------------|
| Comp#: | 5 | Distance from Subject: | 0.2(miles) | | |
| Address: | 400 S DEPOT ST SENECA, SC 29678-3946 | | | | |
| Owner Name: | HALE HOLLY H | | | | |
| APN: | 520-40-02-005 | Last Sale Price: | \$ 196,000 | Living Area: | 1,288 |
| County: | OCONEE | Last Sale Date: | 2018-08-03 | Lot Area: | 6,534 |
| Bedrooms: | 3 | Last Recording Date: | 2018-08-13 | Year Built: | 1942 |
| Bathrooms: | 1.5 | Assessed Value: | | Pool Type: | |
| Total Rooms: | 4.5 | Property Tax: | \$ 1,107 | Land Use: | Single Family |

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|---------------|---------------------------------------|------------------------|------------|--------------|---------------|
| Comp#: | 6 | Distance from Subject: | 0.3(miles) | | |
| Address: | 114 S OAK ST SENECA, SC 29678-3414 | | | | |
| Owner Name: | SMITH HOLDEN MICHAEL | | | | |
| APN: | 520-33-05-007 | Last Sale Price: | \$ 124,000 | Living Area: | 1,568 |
| County: | OCONEE | Last Sale Date: | 2018-07-03 | Lot Area: | 8,712 |
| Bedrooms: | 3 | Last Recording Date: | 2018-07-09 | Year Built: | 1958 |
| Bathrooms: | 2 | Assessed Value: | | Pool Type: | |
| Total Rooms: | 5 | Property Tax: | \$ 1,246 | Land Use: | Single Family |

Disclaimer: The calculations in this report are estimates based on the information entered by the individual generating the report. This report is not an indication of actual profit nor is it a promise of actual returns. This report, its designers and distributors are not responsible for any damages resulting from the use of this report, however caused.

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| Comp#: | 7 | Distance from Subject: | 0.3(miles) | | |
| Address: | 306 E SOUTH 5TH ST SENECA, SC 29678-4005 | | | | |
| Owner Name: | LONG SHERI MARCUS | | | | |
| APN: | 520-40-07-010 | Last Sale Price: | \$ 156,500 | Living Area: | 1,344 |
| County: | OCONEE | Last Sale Date: | 2018-06-27 | Lot Area: | 13,504 |
| Bedrooms: | 2 | Last Recording Date: | 2018-06-29 | Year Built: | 1937 |
| Bathrooms: | 1 | Assessed Value: | | Pool Type: | |
| Total Rooms: | 3 | Property Tax: | \$ 836 | Land Use: | Single Family |

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|---------------|---------------------------------------|------------------------|------------|--------------|---------------|
| Comp#: | 8 | Distance from Subject: | 0.4(miles) | | |
| Address: | 102 N OAK ST SENECA, SC 29678-3220 | | | | |
| Owner Name: | BONNER ROBERT TODD | | | | |
| APN: | 520-28-11-017 | Last Sale Price: | \$ 75,000 | Living Area: | 1,176 |
| County: | OCONEE | Last Sale Date: | 2019-04-02 | Lot Area: | 4,356 |
| Bedrooms: | 1 | Last Recording Date: | 2019-04-03 | Year Built: | 1947 |
| Bathrooms: | 1 | Assessed Value: | | Pool Type: | |
| Total Rooms: | 2 | Property Tax: | \$ 679 | Land Use: | Single Family |

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|---------------|---------------------------------------|------------------------|------------|--------------|---------------|
| Comp#: | 9 | Distance from Subject: | 0.4(miles) | | |
| Address: | 709 ADAMS ST SENECA, SC 29678-3804 | | | | |
| Owner Name: | MORTON DONNA COX | | | | |
| APN: | 520-45-04-020 | Last Sale Price: | \$ 109,300 | Living Area: | 1,590 |
| County: | OCONEE | Last Sale Date: | 2018-08-17 | Lot Area: | 52,272 |
| Bedrooms: | 3 | Last Recording Date: | 2018-08-20 | Year Built: | 1963 |
| Bathrooms: | 1.5 | Assessed Value: | | Pool Type: | |
| Total Rooms: | 4.5 | Property Tax: | \$ 384 | Land Use: | Single Family |

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| Comp#: | 10 | Distance from Subject: | 0.4 (miles) | | |
| Address: | 813 S OAK ST SENECA, SC 29678-3833 | | | | |
| Owner Name: | BROWN CHRISTOPHER M | | | | |
| APN: | 520-45-07-005 | Last Sale Price: | \$ 150,000 | Living Area: | 1,196 |
| County: | OCONEE | Last Sale Date: | 2019-01-28 | Lot Area: | 9,148 |
| Bedrooms: | | Last Recording Date: | 2019-01-28 | Year Built: | |
| Bathrooms: | | Assessed Value: | | Pool Type: | |
| Total Rooms: | | Property Tax: | \$ 562 | Land Use: | Auto repair, auto |

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|---------------|---------------------------------------|------------------------|-------------|--------------|---------------|
| Comp#: | 11 | Distance from Subject: | 0.4 (miles) | | |
| Address: | 706 ADAMS ST SENECA, SC 29678-3805 | | | | |
| Owner Name: | CAPPS WILLIAM TODD | | | | |
| APN: | 520-45-09-006 | Last Sale Price: | \$ 87,000 | Living Area: | 1,150 |
| County: | OCONEE | Last Sale Date: | 2018-10-30 | Lot Area: | 20,473 |
| Bedrooms: | 3 | Last Recording Date: | 2018-11-01 | Year Built: | 1960 |
| Bathrooms: | 1.5 | Assessed Value: | | Pool Type: | |
| Total Rooms: | 4.5 | Property Tax: | \$ 165 | Land Use: | Single Family |

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|---------------|---------------------------------------|------------------------|-------------|--------------|---------------|
| Comp#: | 12 | Distance from Subject: | 0.5 (miles) | | |
| Address: | 710 ADAMS ST SENECA, SC 29678-3805 | | | | |
| Owner Name: | REESE GEORGIA MICHELLE | | | | |
| APN: | 520-45-09-008 | Last Sale Price: | \$ 140,000 | Living Area: | 1,530 |
| County: | OCONEE | Last Sale Date: | 2018-11-30 | Lot Area: | 21,780 |
| Bedrooms: | 3 | Last Recording Date: | 2018-12-03 | Year Built: | 1959 |
| Bathrooms: | 1.5 | Assessed Value: | | Pool Type: | |
| Total Rooms: | 4.5 | Property Tax: | \$ 582 | Land Use: | Single Family |

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|---------------------|---|-------------------------------|-------------------|------------------------------------|
| Comp#: | 13 | Distance from Subject: | 0.5(miles) | |
| Address: | 107 W NORTH 1ST ST SENECA, SC 29678-3269 | | | |
| Owner Name: | ELM RENTAL PROPERTIES LLC | | | |
| APN: | 520-28-11-005 | Last Sale Price: | \$ 140,000 | Living Area: 1,584 |
| County: | OCONEE | Last Sale Date: | 2018-10-15 | Lot Area: 5,227 |
| Bedrooms: | | Last Recording Date: | 2018-10-16 | Year Built: 1995 |
| Bathrooms: | | Assessed Value: | | Pool Type: |
| Total Rooms: | | Property Tax: | \$ 1,449 | Land Use: Commercial Office |