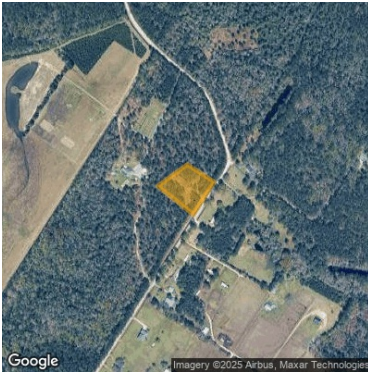


Property Report



City: , SC

County: Florence

APN: 00252-01-045

Lot Acreage: 1.62 Acres

Owner: Vincennes Electronics Inc

Owner Mailing Address: 710 S 13Th St, Vincennes, IN 47591

Owner Contact: See Owner Additional Contact Appendix

Property Details

Address:

Zip Code:

Subdivision:

Latitude: 34.045648

Longitude: -79.693552

Alternate APN:

Public Records

Assessed Total Value: \$184.00

Assessed Market Value: \$4,600.00

Prior Sale Date: 01/10/2007

Prior Sale Price: \$4,000.00

Prior Sale Mortgage: \$4,000.00

Annual Tax:

Location Details

Land Type: COMMERCIAL (NEC)

County Land Use: CI

Zoning:

Census Tract: 001602

S-T-R: --

Legal Description: OFF ST HWY 34

Pricing Analysis Overview

Pricing Source	Market Price	Market Price/Acre
Florence County Price	\$37,317.90	\$23,035.74
Effingham (City) Price	\$31,720.21	\$19,580.38
Geo Adjusted Market Price	\$38,631.89	\$23,846.85
Average Price	\$35,890.00	\$22,154.32
DataTree Estimated Value	-	-

PRYCD Suggested Market Price

\$38,631.89

Priced using all comps, from all sources, with no max age

Offer price breakdown can be found in the Offer Price Appendix

PRYCD Suggested Pricing Rationale can be found in the Pricing Rationale Appendix

Comp Report

Overview

Type	Count	Avg \$/Acre	Avg \$	Avg Acreage	Avg Distance
All	20	\$31,487.88	\$38,466.05	1.40	5.3 miles
Sold	10	\$36,961.99	\$43,992.10	1.29	3.7 miles
For Sale	10	\$26,013.77	\$32,940.00	1.51	6.8 miles
Realtor.com	12	\$29,347.14	\$32,060.17	1.16	4.7 miles
Redfin	5	\$47,139.06	\$61,919.80	1.63	5.7 miles
Lands of America	2	\$16,304.35	\$22,500.00	1.38	6.8 miles
Lands of America Off Market	1	\$9,287.93	\$30,000.00	3.23	7.3 miles

CSV Download

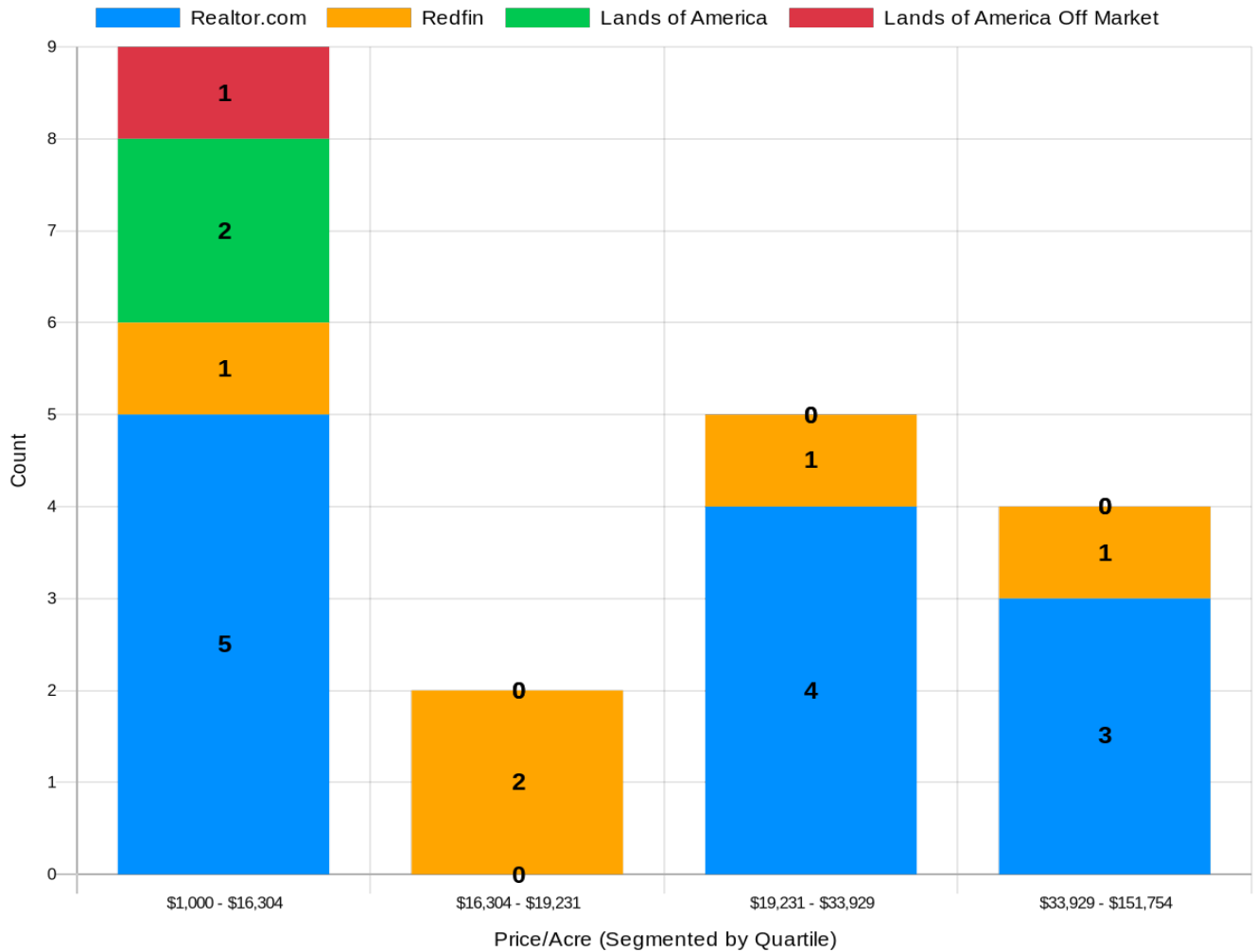
Follow the instructions below to download all of the comps in this report as a csv file.

1. From your file explorer, right click on *PRYCD Comp Report.pdf*
2. Select *Open With*
3. Select the Web Browser of your choice to open the file (Chrome is preferred)
4. Once open, right click on the link below
5. Select *Open link in new tab*
6. Your download should begin automatically!

[Click to Download](#)

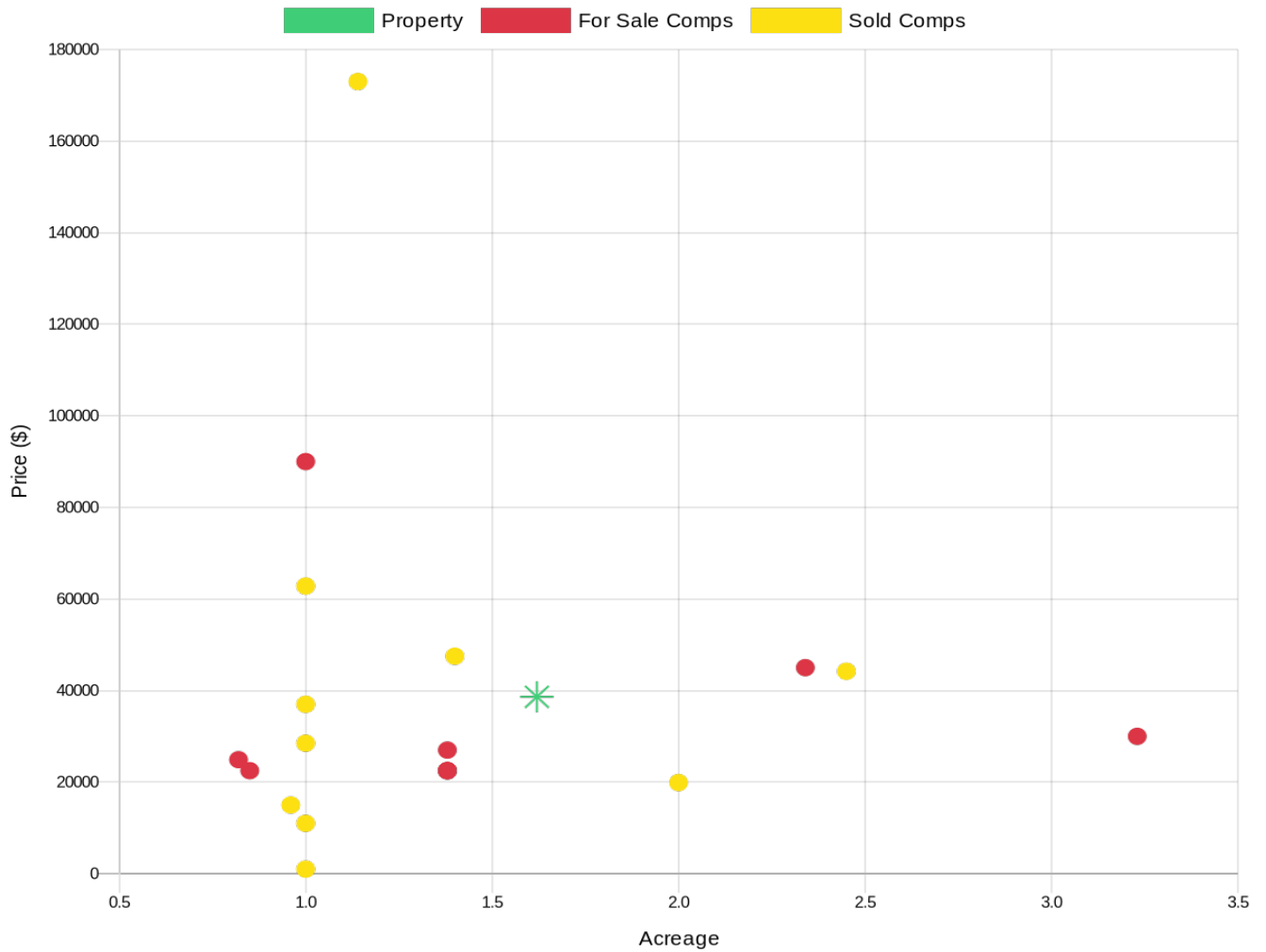
Comp Overview Chart

This chart displays the allocation of each comp source to each quartile of pricing within the distribution.



Comp Scatter Chart

This chart displays the property price and acreage plotted alongside all of the for sale and sold comps. Comps displayed are all comps near the property. Not all comps were used for modeling. See the Pricing Rationale Appendix for details.



For Sale Comps

Acreage	Price	Price/Acre	Distance	City	County	Source	List/Sold Date
0.8	\$24,900.00	\$30,365.85	6.5 miles	Florence	Florence County	Redfin	08/09/2024
0.8	\$22,500.00	\$26,470.59	6.7 miles	Florence	Florence County	Realtor.com	
1.4	\$22,500.00	\$16,304.35	6.7 miles	Pamplico	Florence County	Lands of America	01/28/2025
1.4	\$22,500.00	\$16,304.35	6.8 miles	Pamplico	Florence County	Redfin	01/29/2025
2.3	\$45,000.00	\$19,230.77	6.8 miles	Pamplico	Florence County	Redfin	12/06/2024
1.4	\$27,000.00	\$19,565.22	6.8 miles	Pamplico	Florence County	Realtor.com	
1.4	\$22,500.00	\$16,304.35	6.9 miles	Pamplico	Florence County	Lands of America	01/29/2025
1.4	\$22,500.00	\$16,304.35	6.9 miles	Pamplico	Florence County	Realtor.com	
1.0	\$90,000.00	\$90,000.00	7.0 miles	Florence	Florence County	Realtor.com	
3.2	\$30,000.00	\$9,287.93	7.3 miles	Pamplico	Florence County	Lands of America Off Market	04/16/2025

Sold Comps

Acreage	Price	Price/Acre	Distance	City	County	Source	List/Sold Date
1.0	\$62,822.00	\$62,822.00	1.6 miles	Effingham	Florence County	Realtor.com	01/24/2025
1.4	\$47,500.00	\$33,928.57	2.6 miles	Coward	Florence County	Realtor.com	02/27/2025
1.0	\$37,000.00	\$37,000.00	2.8 miles	Effingham	Florence County	Realtor.com	03/20/2025
1.0	\$1,000.00	\$1,000.00	3.4 miles	Coward	Florence County	Realtor.com	04/28/2025
1.0	\$28,500.00	\$28,500.00	4.1 miles	Effingham	Florence County	Realtor.com	05/15/2025
2.5	\$44,200.00	\$18,040.82	4.2 miles	Coward	Florence County	Redfin	
1.1	\$172,999.00	\$151,753.51	4.2 miles	Florence	Florence County	Redfin	
1.0	\$11,000.00	\$11,000.00	4.6 miles	Coward	Florence County	Realtor.com	04/11/2025
2.0	\$19,900.00	\$9,950.00	4.8 miles	Pamplico	Florence County	Realtor.com	11/12/2024
1.0	\$15,000.00	\$15,625.00	4.9 miles	Coward	Florence County	Realtor.com	07/22/2025

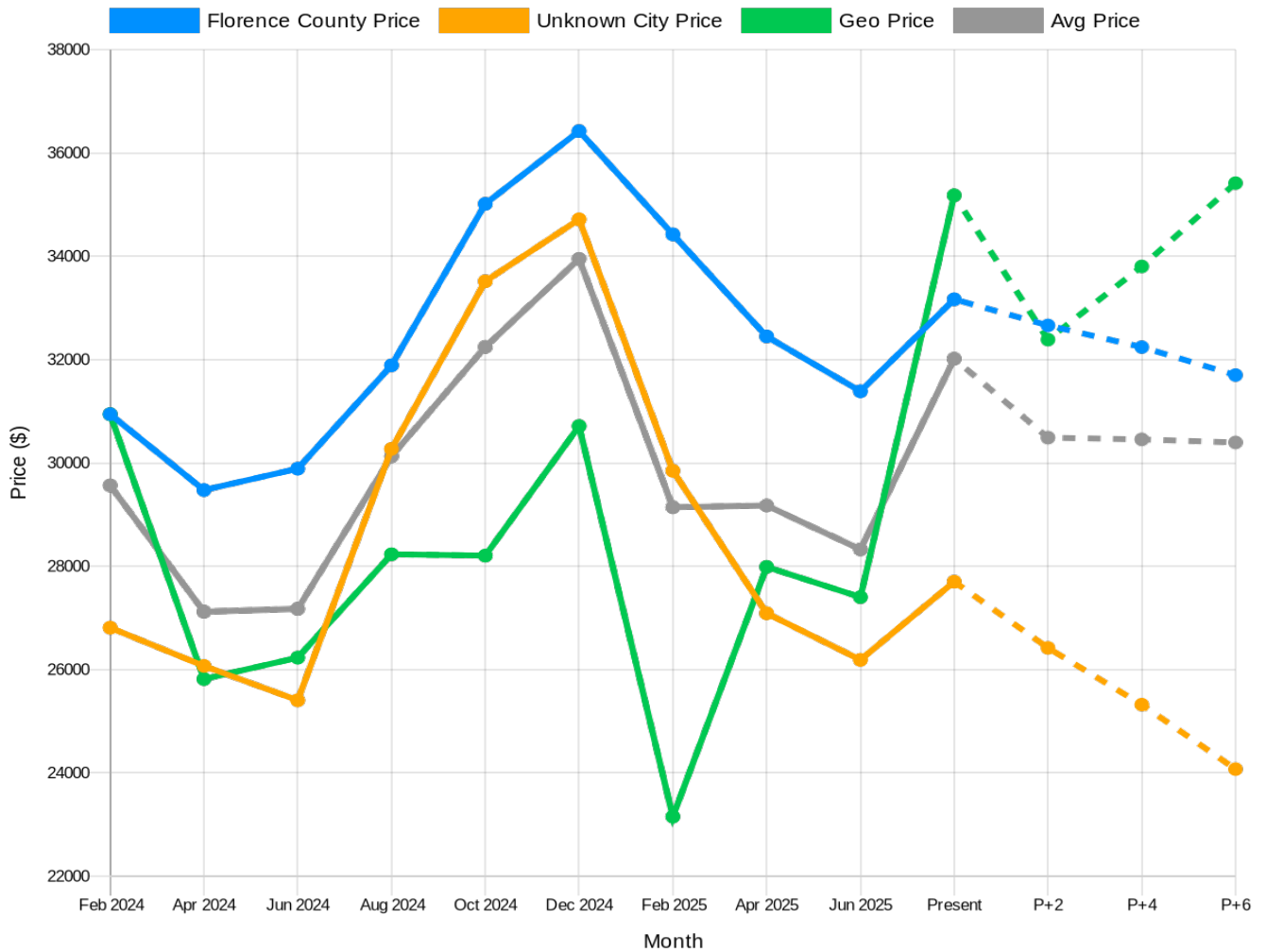
Agent Overview

All agent names below are extracted from the comps included in this report. Data reflects the breakdown of comps in this report, and may not include all agent listings.

Agent Name	Total Comps	For Sale Comps	Sold Comps	Avg Acreage	Avg Price	Avg Days on Market
Home Advantage Realty, Tamiko Robinson	2	2	0	1.38	\$22,500.00	N/A
Kadeisa Hankins	1	1	0	0.85	\$22,500.00	N/A
Tamiko Robinson	1	1	0	1.38	\$22,500.00	N/A
Daniel Thompson	1	1	0	1.38	\$27,000.00	N/A
Home Advantage Realty Irmo, Tamiko Robinson	1	1	0	1.38	\$22,500.00	N/A
Kevin Pryor	1	1	0	1.0	\$90,000.00	N/A
E&A Realty, Tilly Thompson	1	1	0	3.23	\$30,000.00	N/A

Pricing Trends

This chart displays historical pricing trends, as modeled by our various [pricing models](#). Pricing trends represent a rolling moving average of modeled prices.



*Geo Pricing contains one or more price points that have fallen back to county pricing. For more info, please see our [Geo Pricing page](#).

Forecast Metrics (Beta)

Pricing Source	Data R-Squared	Forecast Fit %
Florence County Price	0.201	95.264
Unknown City Price	0.009	92.086
Geo Price	0.063	91.787
Avg Price	0.103	94.098

All forecast data is created using polynomial regression from historical trends. Predictive pricing is not a guarantee and does not consider external market factors.

[R-Squared Definition](#)

[Forecast Fit % Definition](#)

Property Insights

Slope Overview

Minimum Slope	Maximum Slope	Total Buildable Area %
0.08%	4.83%	100.00%

Slope <10% is considered buildable [\(Source\)](#)

Slope Breakdown

Slope	Definition	% of Property
Flat	Easiest to build on.	37.16%
Gentle Slope: 0% - 5%	Still considered easy to build on. No significant increase in cost or difficulty building.	62.83%
Slight Slope: 5% - 10%	While still easy to build on, may require additional cost and incur some risk in building.	0.00%
Moderate Slope: 10% - 15%	Cost, difficulty and risks of building are increased.	0.00%
Steep Slope: 15+%	Cost, difficulty and risks of building are substantially increased. Not recommended for building.	0.00%

Waterfront Overview

Is Waterfront?
No

Waterfront data is determined using public geographic data provided by Google. Please consult local county authorities for official feature data.

Septic Breakdown

Septic Absorption Limitation	Definition	% of Property
Very limited	Indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.	100.00%

Septic tank absorption fields are areas in which effluent from a septic tank is distributed into the soil through subsurface tiles or perforated pipe. The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use.

Ratings are neither absolute or official. Please consult local licensed authorities for more details. [Ratings Source](#)

Road Frontage (Beta)

172.7 feet

Road frontage is determined using public road data provided by Google. Frontage is an estimation using map projection. Please consult local county authorities for official legal & physical access details.

Road Access Points

Road Name	Nearest Point to Property	Property Access?
7188-7160 Gulledge Rd, Effingham, SC 29541, USA	34.04549, -79.69303	Yes

Road access is determined based on the proximity of the closest point in the road to the property's boundary. Please consult local county authorities for official legal & physical access details.

Property Is Not In Flood Zone

Property Is Not In Wetland

Points of Interest

Name	Location	Distance to Property	Type
Florence Inn and Suites	34.15589, -79.86927	12.60 miles	Lodging, Establishment
Courtyard by Marriott Florence	34.18645, -79.83639	12.70 miles	Lodging, Establishment
Holiday Inn Express & Suites Florence I-95 & I-20 Civic Ctr by IHG	34.18601, -79.84429	12.97 miles	Lodging, Establishment
Quality Inn & Suites Florence Civic Center	34.19192, -79.83944	13.10 miles	Lodging, Establishment
Southern Remodelers LLC	34.21733, -79.80060	13.34 miles	Roofing Contractor, Establishment
Baymont by Wyndham Florence	34.22583, -79.79758	13.79 miles	Lodging, Establishment
Econo Lodge	34.22748, -79.80050	13.96 miles	Lodging, Establishment
Howard Johnson by Wyndham Florence	34.23033, -79.80349	14.22 miles	Lodging, Establishment
La Quinta Inn & Suites by Wyndham Florence	34.23481, -79.80442	14.52 miles	Lodging, Establishment
Darlington Raceway	34.29731, -79.90516	21.17 miles	Establishment

Points of interest are determined in order of proximity to the property. Only registered points of interest with Google will appear.

Offer Price Appendix

Percent of Market Value	County Offer	City Offer	Geo Adjusted Offer Price
100%	\$37,317.90	\$31,720.21	\$38,631.89
95%	\$35,452.00	\$30,134.20	\$36,700.30
90%	\$33,586.11	\$28,548.19	\$34,768.70
85%	\$31,720.21	\$26,962.18	\$32,837.11
80%	\$29,854.32	\$25,376.17	\$30,905.51
75%	\$27,988.42	\$23,790.16	\$28,973.92
70%	\$26,122.53	\$22,204.15	\$27,042.32
65%	\$24,256.63	\$20,618.14	\$25,110.73
60%	\$22,390.74	\$19,032.13	\$23,179.14
55%	\$20,524.84	\$17,446.12	\$21,247.54
50%	\$18,658.95	\$15,860.11	\$19,315.95
45%	\$16,793.05	\$14,274.10	\$17,384.35
40%	\$14,927.16	\$12,688.09	\$15,452.76
35%	\$13,061.26	\$11,102.07	\$13,521.16
30%	\$11,195.37	\$9,516.06	\$11,589.57
25%	\$9,329.47	\$7,930.05	\$9,657.97
20%	\$7,463.58	\$6,344.04	\$7,726.38
15%	\$5,597.68	\$4,758.03	\$5,794.78
10%	\$3,731.79	\$3,172.02	\$3,863.19
5%	\$1,865.89	\$1,586.01	\$1,931.59

Subdivision Price Appendix

Subdivision prices are PRYCD modeled prices. Please check with the local county's Planning Commission Office for zoning ordinances and regulations before embarking on any subdivision plans.

Comp counts are calculated using ranges around each acreage for general approximation of market saturation.

Acreage	County Price/Acre	City Price/Acre	Geo Adjusted Price/Acre	Sold Comp Count	For Sale Comp Count
Current Property (1.62 Acres)	\$23,035.74	\$19,580.38	\$23,846.85	102 Parcels	96 Parcels
1 Acres	\$34,276.06	\$29,134.65	\$34,226.09	125 Parcels	122 Parcels
0.5 Acres	\$64,231.74	\$54,596.98	\$64,231.74	176 Parcels	139 Parcels
0.25 Acres	\$89,720.43	\$76,262.36	\$89,720.43	128 Parcels	85 Parcels

Pricing Rationale Appendix

*Pricing rationale is a high level, step by step look at what our pricing model is considering while pricing the property.
Pricing rationale information is based on internal modeling and may not perfectly align with the displayed comps above.*

[Learn More about Standard Deviation](#)
[Learn More about Coefficient of Variation](#)

1. The property was pinpointed at the following coordinates: 34.046, -79.694
2. 159 properties were found in the county that had similar acreage profiles.
3. Removing comps from the following sources: []
4. The search pool was narrowed to 158 properties that fit the target modeling criteria.
5. 7 initial valid sold parcels were located within at least 4 miles of the property.
6. 0 initial valid for sale parcels were located within at least 4 miles of the property.
7. The low outlier wall was set to \$18,040.82/acre and the high outlier wall was set to \$37,000.00/acre.
8. 2 properties were removed for not meeting reasonable statistical measures.
9. The price standard deviation of the remaining properties is \$13,052.74
10. The acreage standard deviation of the remaining properties is 0.56 acres
11. The coefficient of price variation of the remaining properties is 0.55
12. The coefficient of acreage variation of the remaining properties is 0.41
13. The pricing confidence score was calculated to be 67.0%
14. The initial county price point was \$23,035.74/acre.
15. Discounted 0 listings for having a high days on market
16. The final model was created based on the data of 0 for sale comps with an average of \$23,035.74/acre and 5 sold comps with an average of \$24,117.22/acre

Owner Additional Contact Appendix

Phones

Type	Number	Do Not Call	Last Reported
Mobile	812-291-0395	Able to Call	2025-07-01
Land Line	812-895-0777	Do Not Call	2015-11-01
Land Line	812-386-5057	Able to Call	2009-08-14
Land Line	812-745-3009	Able to Call	2009-08-14
Land Line	812-745-2211	Able to Call	2020-03-15
Mobile	812-891-3352	Able to Call	2023-12-01
Land Line	812-745-5883	Do Not Call	2016-03-16

Do Not Call: Indicates whether the phone number is on the national Do Not Call (DNC) Registry

Last Reported: The last known date the phone number was associated with the property owner

Emails

Email
shepherd3009@gmail.com
shep@bestonline.net
dan@veicomm.com

Property Boundary (WKT)

Estimated Acreage: 1.61 Acres

Acreage estimation is based on coordinate projection and should not be used as the legal acreage.

POLYGON((-79.693422424 34.0451344421,-79.6929359719 34.0457595427,-79.6935594468 34.0460957443,-79.6942461019 34.0456808121,-79.693422424 34.0451344421))