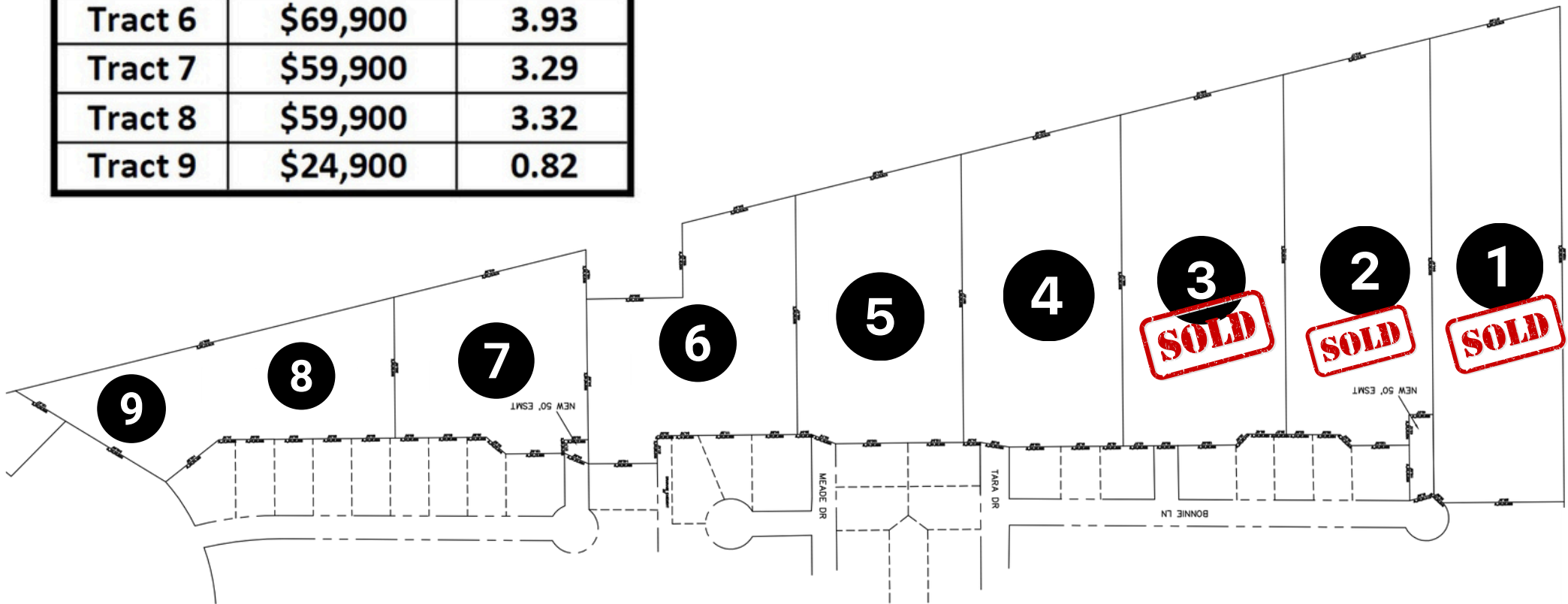


Tara Acres Lot Pricing

Lot #	List Price	Acres
Tract 1 SOLD	\$79,900	6.11
Tract 2 SOLD	\$79,900	5.61
Tract 3 SOLD	\$79,900	5.53
Tract 4	\$79,900	4.83
Tract 5	\$69,900	4.32
Tract 6	\$69,900	3.93
Tract 7	\$59,900	3.29
Tract 8	\$59,900	3.32
Tract 9	\$24,900	0.82

***Preliminary Sketch Not to Scale**

- For General Lot Location
- Refer to Individual Plats for Accurate Lot Lines



BRIAN RODGERS  **REALTOR®**

Contact me with any questions - 843-624-7887

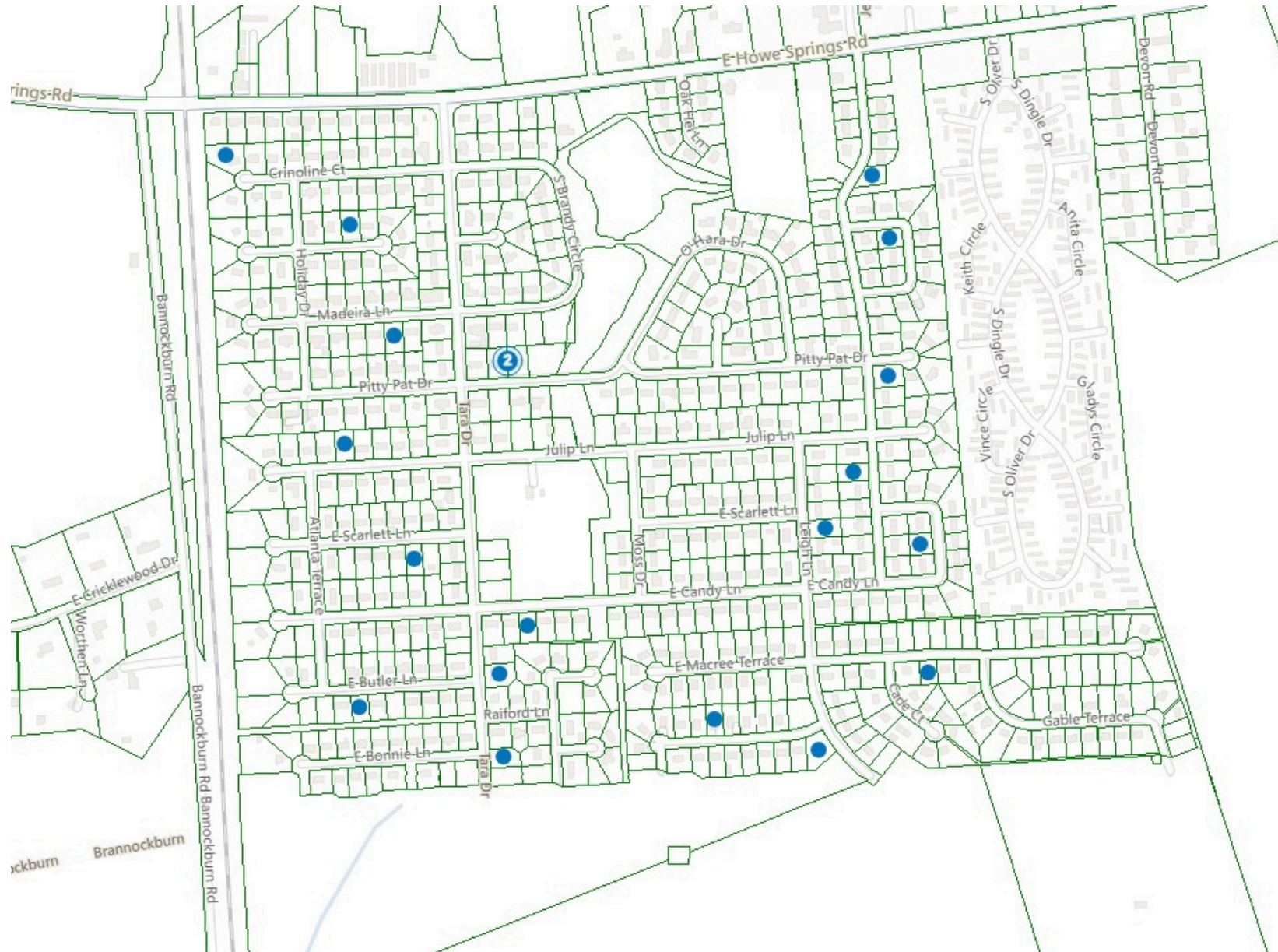
exp
REALTY

COMPARABLES

Tara Village - Sales from Prior 12 Months

Parcel ID	Land Use	Property Address	Sale Date	Price	SqFt	Land Value	Total Assessed	Year
01811-01-151	Residential Improved	909 Pitty Pat Dr	6/19/2024	\$60,000	1684	\$10,000	\$56,730	1968
01812-01-300	Residential Vacant	Tara Dr	5/30/2024	\$13,500	0	\$10,000	\$10,000	
01812-01-340	Residential Improved	1034 Aunt Prissey Ct	4/30/2024	\$200,000	1475	\$10,000	\$81,877	2007
01811-01-150	Residential Improved	905 Pitty Pat Dr	3/27/2024	\$72,997	1340	\$10,000	\$57,871	1968
01812-01-243	Residential Improved	808 E Butler Ln	3/25/2024	\$172,000	1075	\$10,000	\$57,179	1970
00181-01-019	Residential Improved	Plantation Dr	3/12/2024	\$165,000	1760	\$8,000	\$118,716	1978
01812-01-325	Residential Improved	1017 Aunt Prissey Ct	2/21/2024	\$176,000	1201	\$10,000	\$112,788	2019
01811-01-125	Residential Improved	816 Madeira Ln	2/14/2024	\$160,000	1222	\$10,000	\$54,800	1968
01812-01-158	Residential Improved	908 E Candy Ln	2/9/2024	\$193,000	1255	\$10,000	\$10,000	2023
01812-01-395	Residential Improved	1206 E Macree Ter	1/15/2024	\$70,000	1520	\$10,000	\$63,647	1979
01812-01-182	Residential Improved	818 E Scarlett Ln	1/15/2024	\$75,000	1050	\$10,000	\$50,387	1970
01812-01-120	Residential Vacant	3516 Leigh Ln	11/13/2023	\$11,000	0	\$10,000	\$10,000	
01812-01-037	Residential Impoved	3408 Plantation Dr	10/20/2023	\$30,000	1150	\$10,000	\$57,027	1971
01812-01-221	Residential Impoved	3505 Plantation Dr	10/6/2023	\$59,900	1051	\$10,000	\$55,585	1972
01811-01-119	Residential Impoved	809 Ashley Ct	8/30/2023	\$187,000	1398	\$10,000	\$61,395	1968
01812-01-109	Residential Impoved	1108 Cormac St	8/30/2023	\$164,000	1077	\$10,000	\$57,594	1973
01812-01-114	Residential Impoved	1129 E Candy Ln	8/29/2023	\$145,000	1077	\$10,000	\$51,159	1974
01811-01-071	Residential Impoved	701 Crinoline Ct	8/3/2023	\$142,100	1025	\$10,000	\$62,052	1970
01812-01-262	Residential Impoved	3612 Tara Dr	8/1/2023	\$120,000	1075	\$10,000	\$62,071	1970
01812-01-006	Residential Impoved	805 Julip Ln	7/26/2023	\$96,500	1190	\$10,000	\$55,350	1971

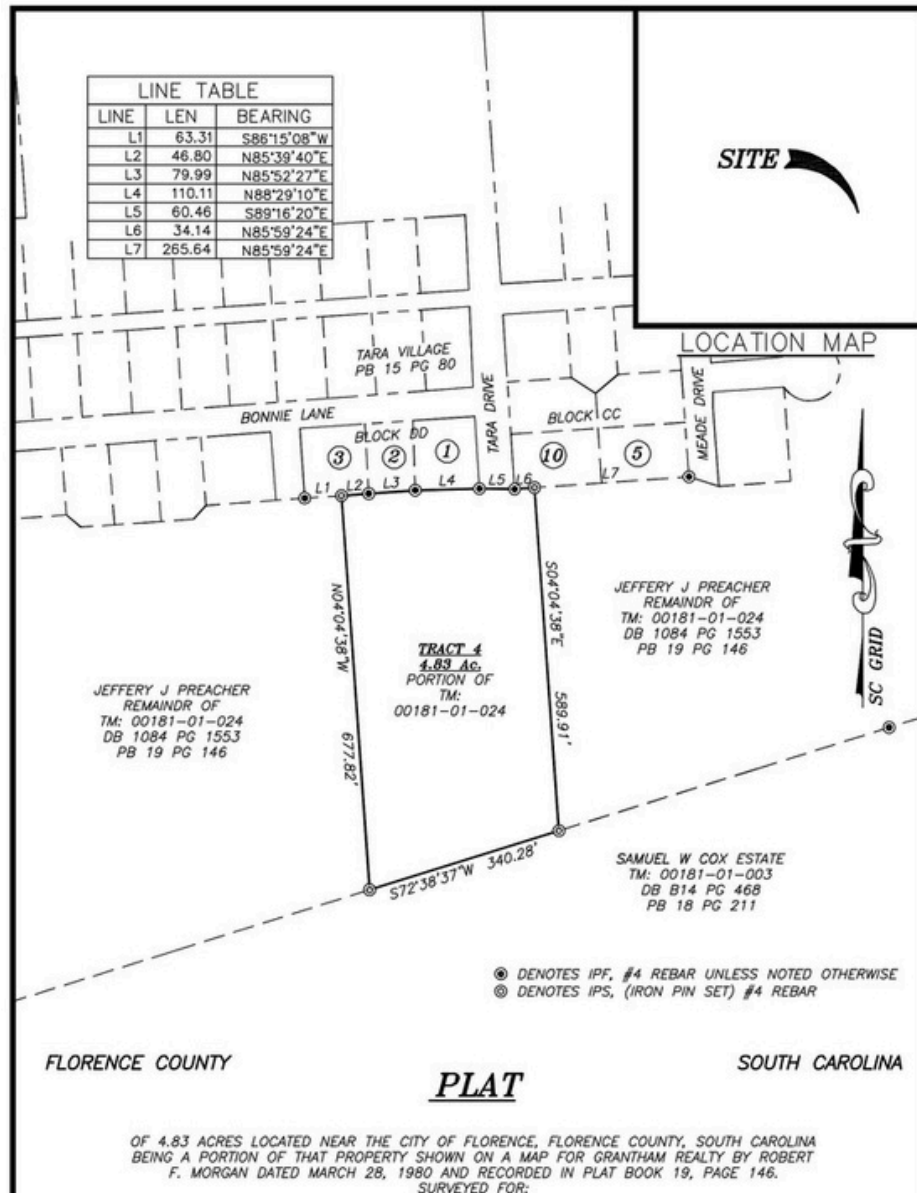
Tara Village - Sales from Prior 12 Months



LINE TABLE		
LINE	LEN	BEARING
L1	63.31	S86°15'08"W
L2	46.80	N85°39'40"E
L3	79.99	N85°52'27"E
L4	110.11	N88°29'10"E
L5	60.46	S89°16'20"E
L6	34.14	N85°59'24"E
L7	265.64	N85°59'24"E

SITE 

LOCATION MAP



FLORENCE COUNTY

PLAT

SOUTH CAROLINA

OF 4.83 ACRES LOCATED NEAR THE CITY OF FLORENCE, FLORENCE COUNTY, SOUTH CAROLINA
BEING A PORTION OF THAT PROPERTY SHOWN ON A MAP FOR GRANTHAM REALTY BY ROBERT
F. MORGAN DATED MARCH 28, 1980 AND RECORDED IN PLAT BOOK 19, PAGE 146.
SURVEYED FOR:

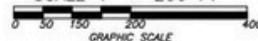
DATE: JULY 3, 2024 JOB NO: 24476-4 REF JOB NO: N/A TM#: 00181-01-024 DRAWN BY: DWL

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN. ALSO I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP 45041C0260E, EFFECTIVE DATE DEC. 16, 2014, AND FOUND THE SUBJECT PROPERTY TO BE IN FLOOD ZONE X.

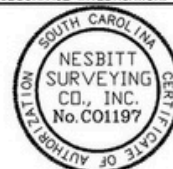
NOTE: THIS PROPERTY IS SUBJECT OF ANY AND ALL R/W's, EASEMENTS, COVENANTS AND RESTRICTIONS, RECORDED OR UNRECORDED, THAT MAY APPLY, UNLESS NOTED HEREON THIS MAP DOES NOT ADDRESS ENVIRONMENTAL CONCERNS OR SUBSURFACE INVESTIGATION.

NESBITT SURVEYING CO., INC.
4340 ALLIGATOR ROAD
TIMMONSVILLE, S.C. 29161
PHONE (843) 346-3302
FAX (843) 346-5802
email davidn@nesbittsurveying.com

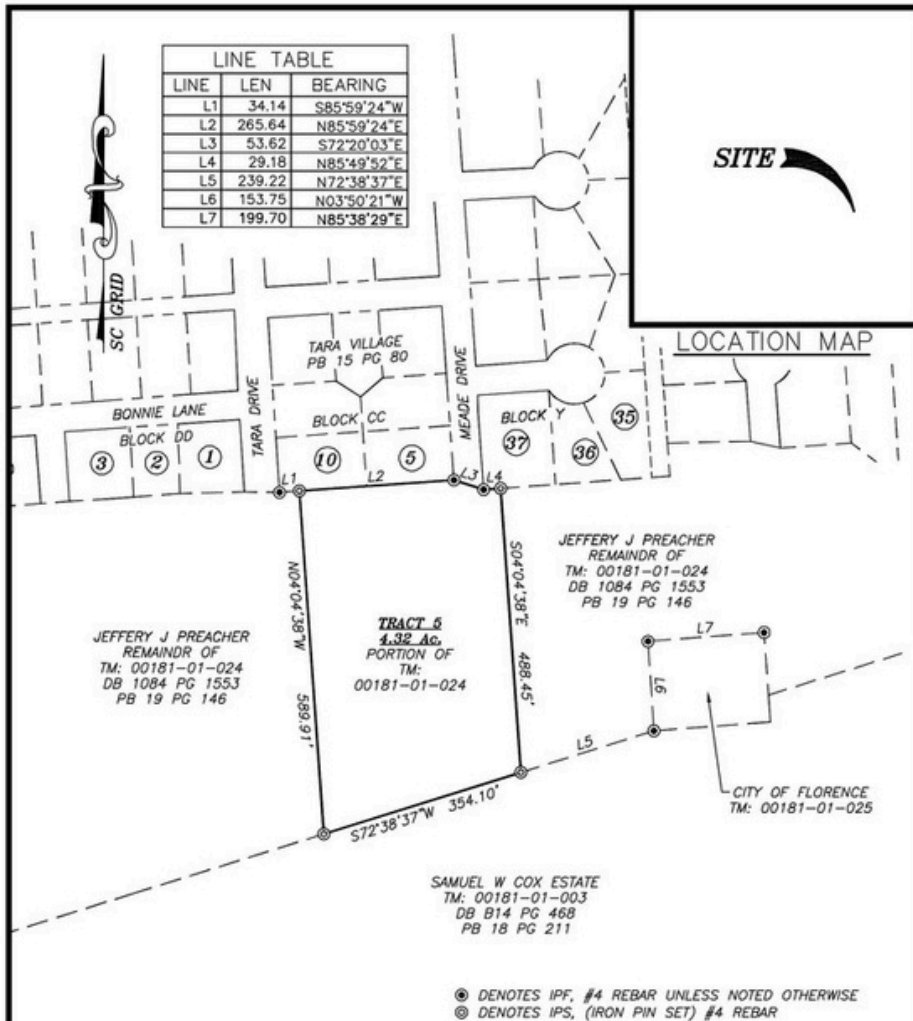
SCALE 1" = 200 FT



DAVID A. NESBITT RLS NO 7623



LINE TABLE		
LINE	LEN	BEARING
L1	34.14	S85°59'24"W
L2	265.64	N85°59'24"E
L3	53.62	S72°20'03"E
L4	29.18	N85°49'52"E
L5	239.22	N72°38'37"E
L6	153.75	N03°50'21"W
L7	199.70	N85°38'29"E



FLORENCE COUNTY

PLAT

SOUTH CAROLINA

OF 4.32 ACRES LOCATED NEAR THE CITY OF FLORENCE, FLORENCE COUNTY, SOUTH CAROLINA
BEING A PORTION OF THAT PROPERTY SHOWN ON A MAP FOR GRANTHAM REALTY BY ROBERT
F. MORGAN DATED MARCH 28, 1980 AND RECORDED IN PLAT BOOK 19, PAGE 146.
SURVEYED FOR:

DATE: JULY 3, 2024 JOB NO: 24476-5 REF JOB NO: N/A TM#: 00181-01-024 DRAWN BY: DWL

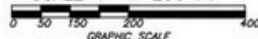
I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN. ALSO I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP 45041C0260E, EFFECTIVE DATE DEC. 16, 2014, AND FOUND THE SUBJECT PROPERTY TO BE IN FLOOD ZONE X.

NOTE: THIS PROPERTY IS SUBJECT OF ANY AND ALL R/W's, EASEMENTS, COVENANTS AND RESTRICTIONS, RECORDED OR UNRECORDED, THAT MAY APPLY, UNLESS NOTED HEREON THIS MAP DOES NOT ADDRESS ENVIRONMENTAL CONCERNS OR SUBSURFACE INVESTIGATION.

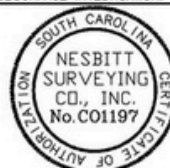


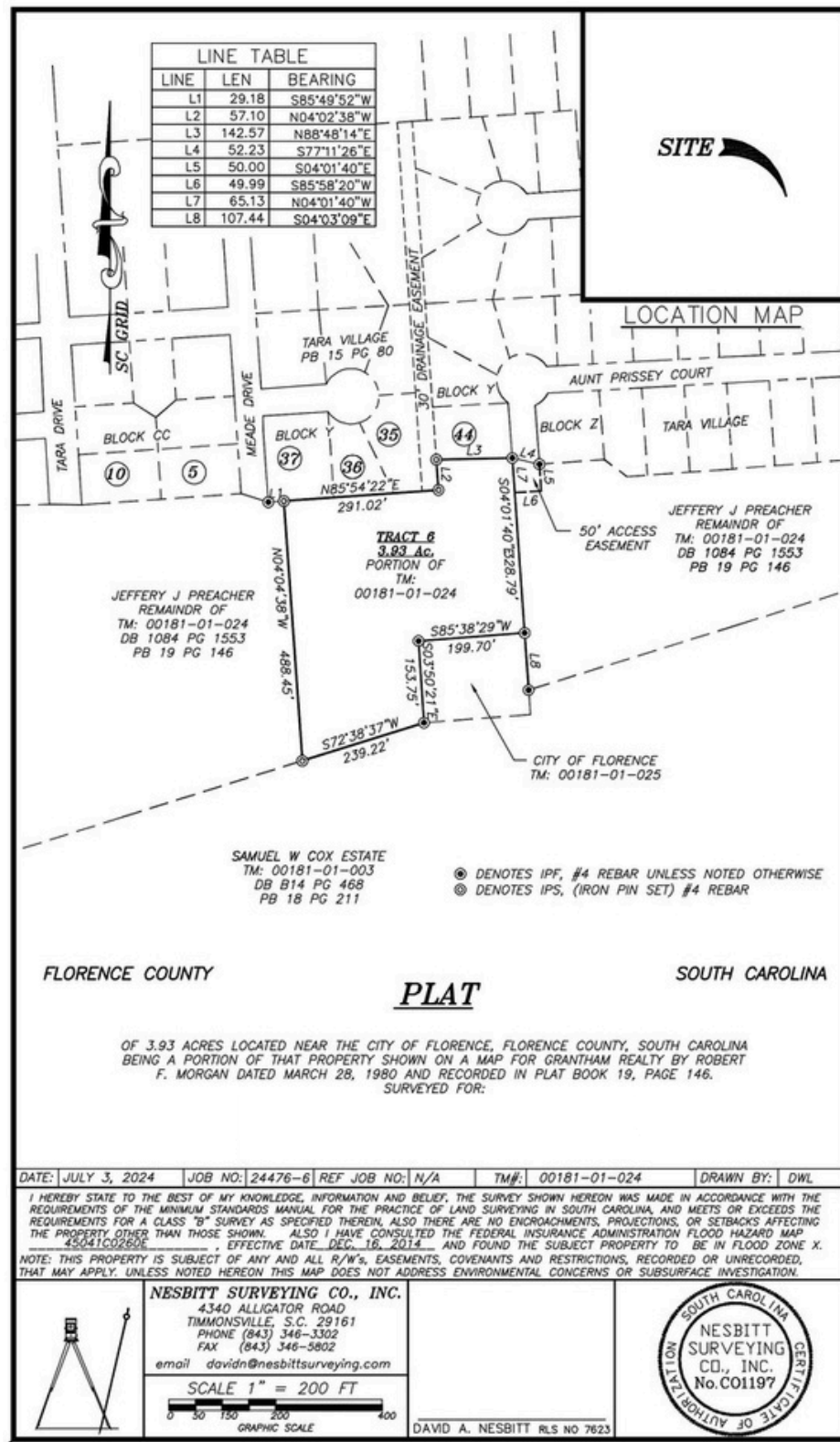
NESBITT SURVEYING CO., INC.
4340 ALLIGATOR ROAD
TIMMONSVILLE, S.C. 29161
PHONE (843) 346-3302
FAX (843) 346-5802
email davidn@nesbittsurveying.com

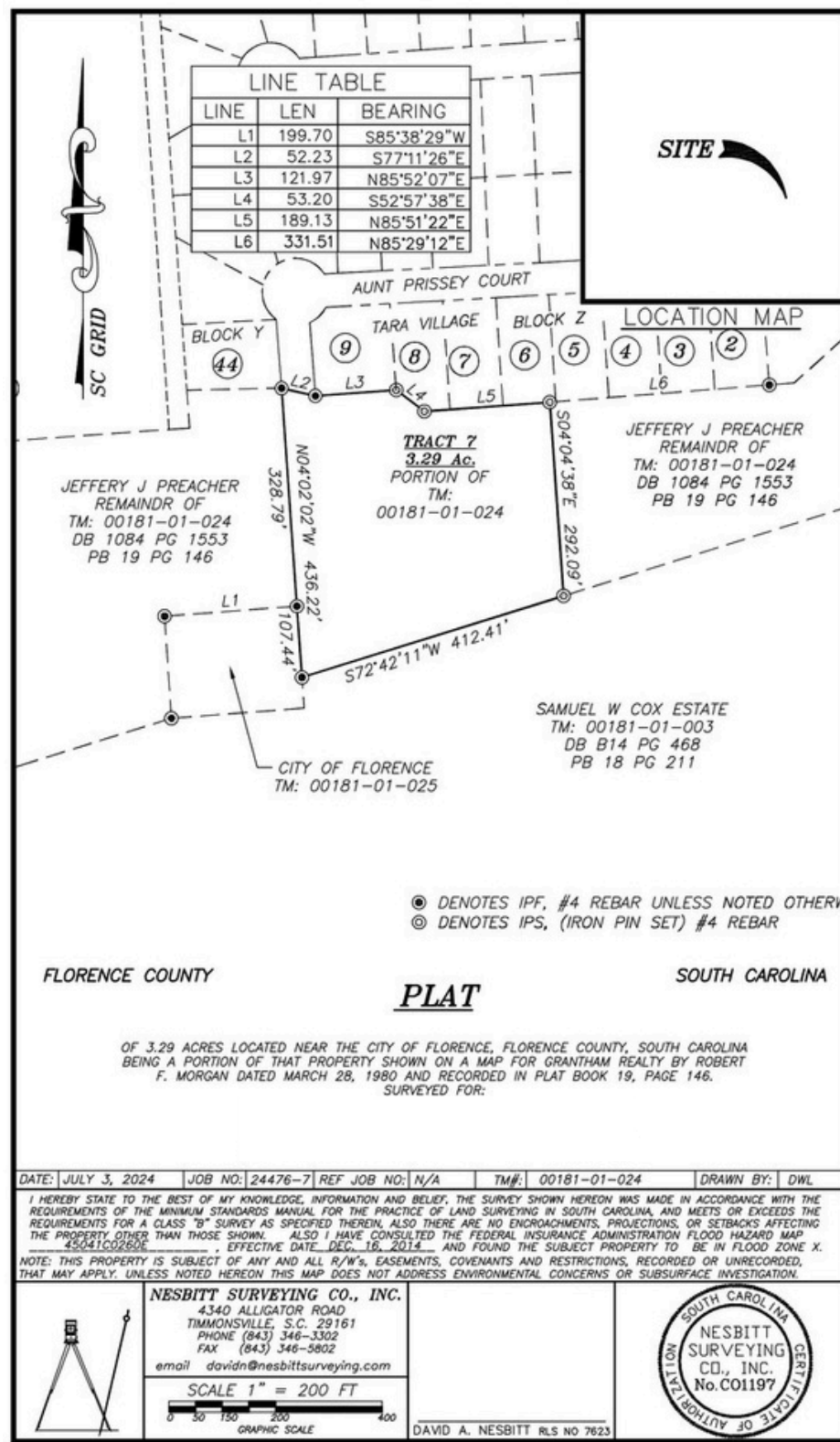
SCALE 1" = 200 FT



DAVID A. NESBITT RLS NO 7623







SITE

LOCATION MAP



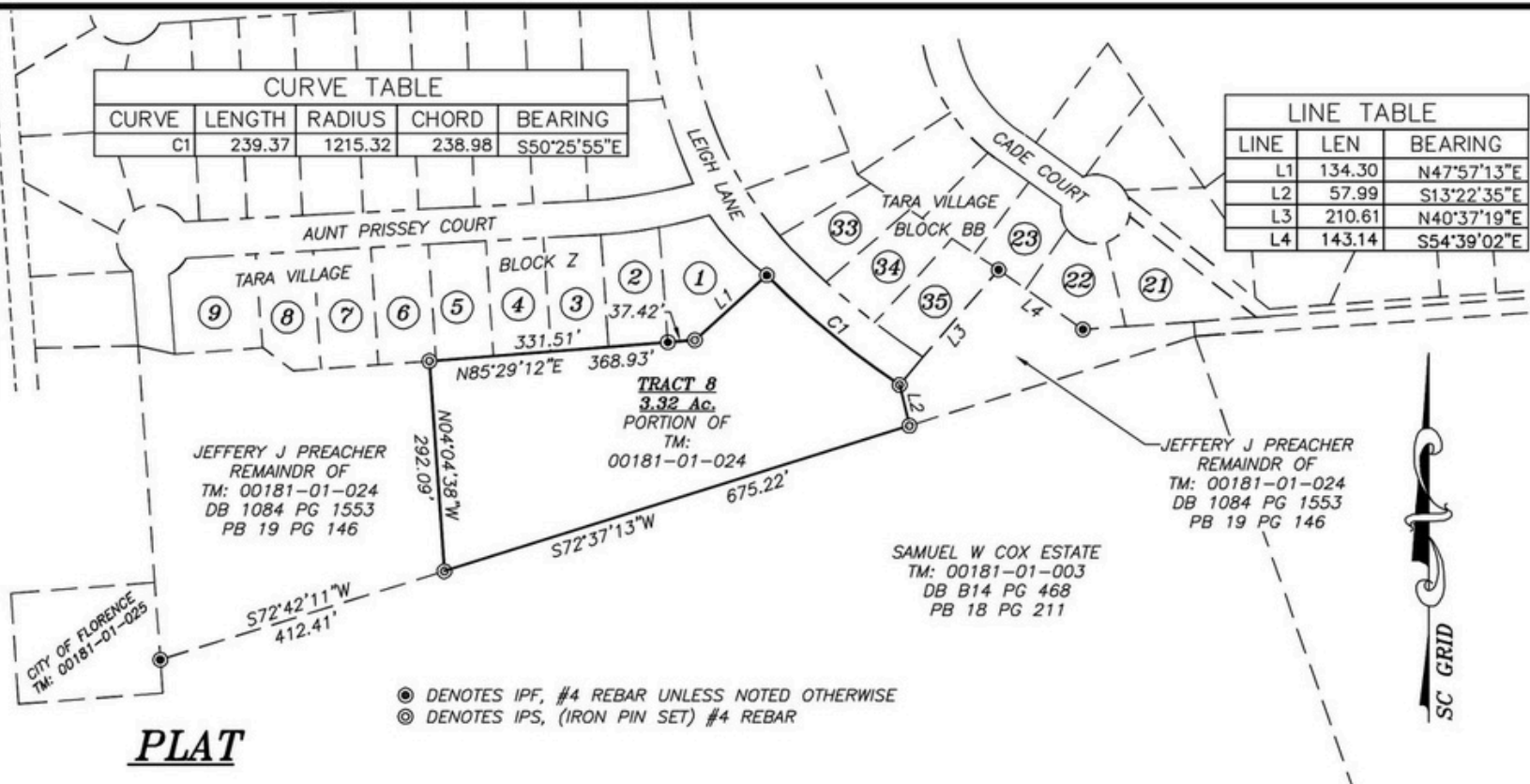
**FLORENCE COUNTY
SOUTH CAROLINA**

OF 3.32 ACRES LOCATED NEAR THE CITY OF FLORENCE, FLORENCE COUNTY, SOUTH CAROLINA
BEING A PORTION OF THAT PROPERTY SHOWN ON A MAP FOR GRANTHAM REALTY BY ROBERT
F. MORGAN DATED MARCH 28, 1980 AND RECORDED IN PLAT BOOK 19, PAGE 146.
SURVEYED FOR:

PLAT

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	239.37	1215.32	238.98	S50°25'55"E

LINE TABLE		
LINE	LEN	BEARING
L1	134.30	N47°57'13"E
L2	57.99	S13°22'35"E
L3	210.61	N40°37'19"E
L4	143.14	S54°39'02"E



DATE: JULY 3, 2024 JOB NO: 24476-8 REF JOB NO: N/A TM#: 00181-01-024 DRAWN BY: DWL

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN. ALSO I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP 45041C0260E, EFFECTIVE DATE DEC. 16, 2014 AND FOUND THE SUBJECT PROPERTY TO BE IN FLOOD ZONE X.

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SCALE 1" = 200 FT

0 50 100 200 400
GRAPHIC SCALE

DAVID A. NESBITT RLS NO 7623



