

City: Timmonsville, SC

County: Florence

APN: 00032-04-065

Lot Acreage: 1.00 Acres

Owner: Charlie Brown

Owner Mailing Address: 3713 Middle Branch Rd, Darlington, SC 29532

Owner Contact: See Owner Additional Contact Appendix

Property Details

Address: 713 Branch Rd

Zip Code: 29161

Subdivision:

Latitude: 34.156411

Longitude: -79.93075

Alternate APN:

Public Records

Assessed Total Value: \$180.00

Assessed Market Value: \$4,500.00

Open Lien Value: \$0.00

Prior Sale Date:

Prior Sale Price:

Prior Sale Mortgage:

Annual Tax:

Location Details

Land Type: VACANT - RESIDENTIAL LAND

County Land Use: RV

Zoning:

Census Tract: 001503

S-T-R: --

Legal Description: OFF ST HWY 145 LOT 1

Pricing Analysis Overview

Pricing Source	Market Price	Market Price/Acre
Florence County Price	\$35,194.97	\$35,194.97
Timmonsville (City) Price	\$31,675.48	\$31,675.48
Geo Adjusted Market Price	\$40,572.13	\$40,572.13
Average Price	\$35,814.19	\$35,814.19
DataTree Estimated Value	\$165,000.00	\$165,000.00

PRYCD Suggested Market Price

\$40,572.13

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

Overview

Type	Count	Avg \$/Acre	Avg \$	Avg Acreage	Avg Distance
All	20	\$67,769.12	\$58,938.75	1.15	3.3 miles
Sold	10	\$86,846.66	\$66,337.50	1.12	3.8 miles
For Sale	10	\$48,691.58	\$51,540.00	1.19	2.8 miles
Realtor.com	3	\$30,673.56	\$27,833.33	1.26	3.5 miles
Zillow	7	\$115,759.94	\$81,525.00	0.87	3.5 miles
Redfin	7	\$42,921.00	\$48,100.00	1.26	3.2 miles
Lands of America	1	\$10,695.19	\$20,000.00	1.87	2.4 miles
Lands of America Off Market	2	\$70,950.00	\$83,950.00	1.25	3.3 miles

CSV Download

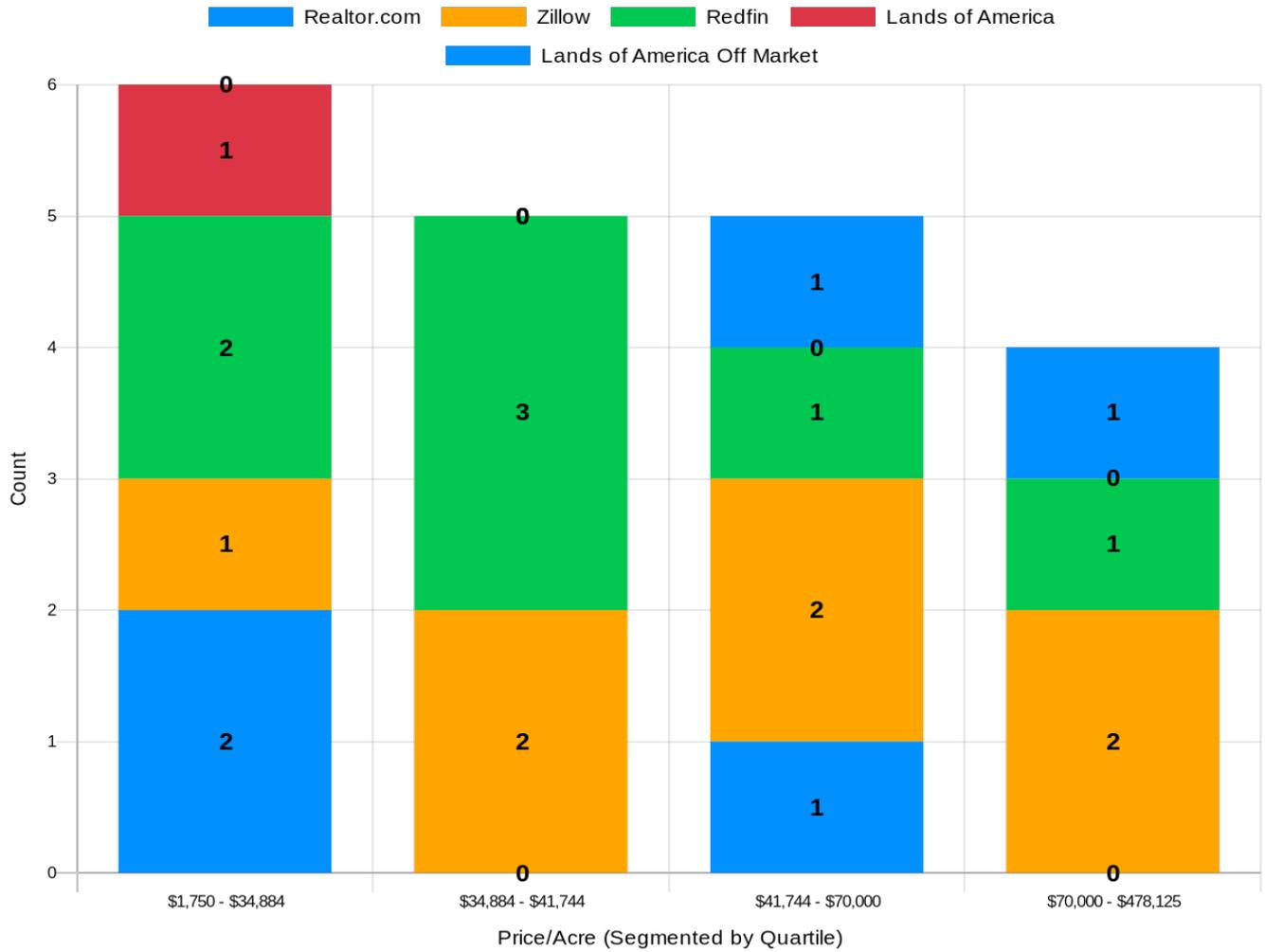
Follow the instructions below to download all of the comps in this report as a csv file.

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](#)

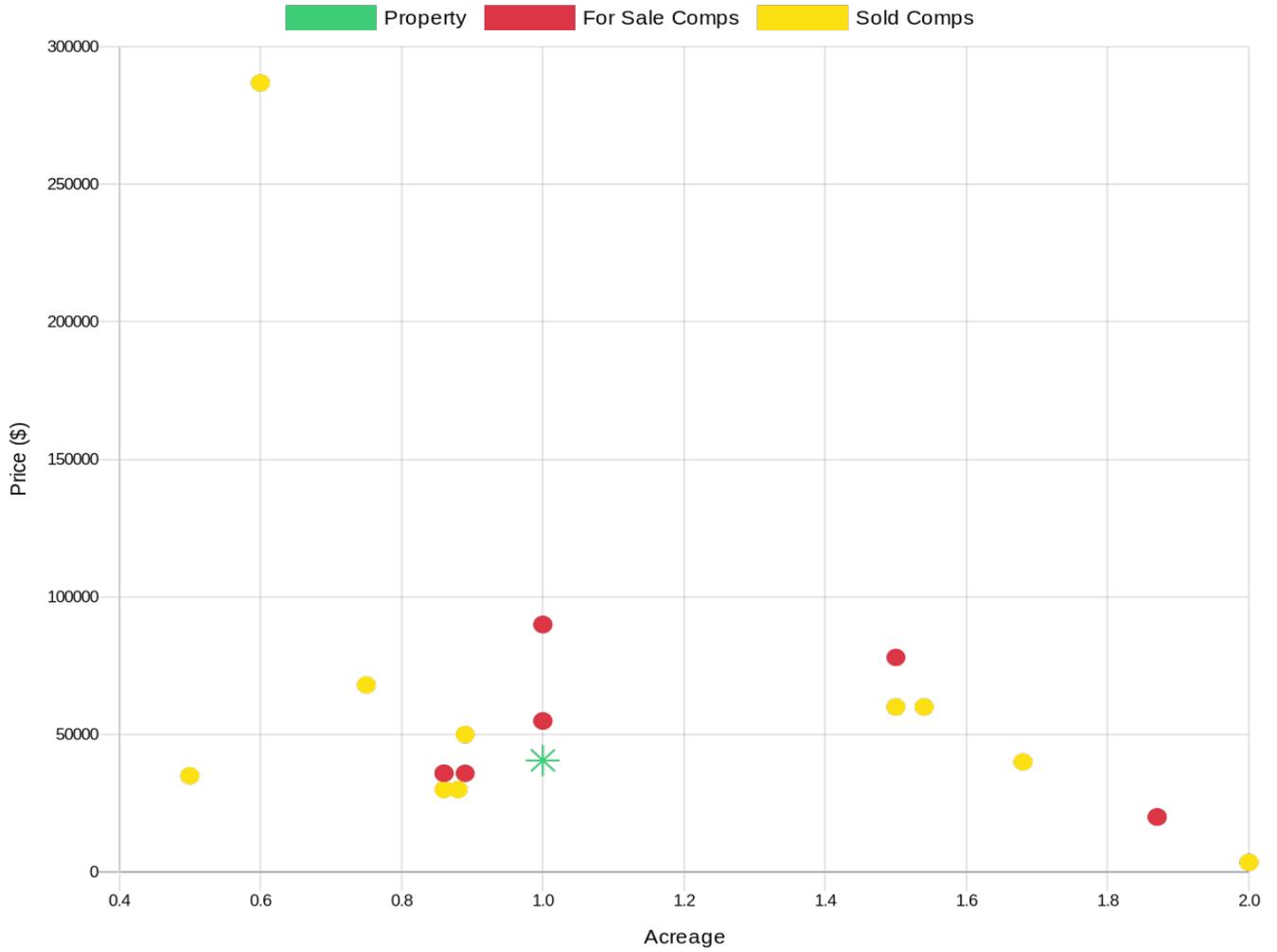
Comp Overview Chart

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
0.86	\$35,900.00	\$41,744.19	1.57 miles	Timmonsville	Florence County	Redfin	09/24/2025
1.87	\$20,000.00	\$10,695.19	2.38 miles	Timmonsville	Florence County	Lands of America	11/14/2025
0.86	\$35,900.00	\$41,744.19	2.73 miles	Timmonsville	Florence County	Zillow	09/24/2025
0.89	\$35,900.00	\$40,337.08	2.74 miles	Timmonsville	Florence County	Redfin	09/24/2025
1.00	\$54,900.00	\$54,900.00	2.93 miles	Florence	Florence County	Redfin	10/13/2025
1.00	\$89,900.00	\$89,900.00	2.95 miles	Florence	Florence County	Lands of America Off Market	05/05/2025
1.00	\$90,000.00	\$90,000.00	3.02 miles	Florence	Florence County	Redfin	02/15/2024
1.00	\$54,900.00	\$54,900.00	3.05 miles	Florence	Florence County	Zillow	10/13/2025
1.87	\$20,000.00	\$10,695.19	3.43 miles	Timmonsville	Florence County	Redfin	11/14/2025
1.50	\$78,000.00	\$52,000.00	3.65 miles	Florence	Florence County	Lands of America Off Market	04/08/2025

Sold Comps

Acreage	Price	Price/Acre	Distance	City	County	Source	List/Sold Date
0.88	\$30,000.00	\$34,090.91	2.01 miles	Timmonsville	Florence County	Realtor.com	10/30/2025
0.86	\$30,000.00	\$34,883.72	2.73 miles	Timmonsville	Florence County	Zillow	11/06/2025
0.50	\$35,000.00	\$70,000.00	2.86 miles	Florence	Florence County	Zillow	04/17/2025
1.50	\$60,000.00	\$40,000.00	3.33 miles	Florence	Florence County	Zillow	05/16/2025
0.89	\$50,000.00	\$56,179.78	3.58 miles	Florence	Florence County	Realtor.com	05/13/2025
1.54	\$60,000.00	\$38,961.04	3.60 miles	Florence	Florence County	Redfin	
2.00	\$3,500.00	\$1,750.00	4.88 miles	Timmonsville	Florence County	Realtor.com	05/14/2025
0.75	\$68,000.00	\$90,666.67	4.89 miles	Florence	Florence County	Zillow	09/11/2025
1.68	\$40,000.00	\$23,809.52	4.91 miles	Timmonsville	Florence County	Redfin	
0.60	\$286,875.00	\$478,125.00	4.92 miles	Florence	Florence County	Zillow	08/15/2025

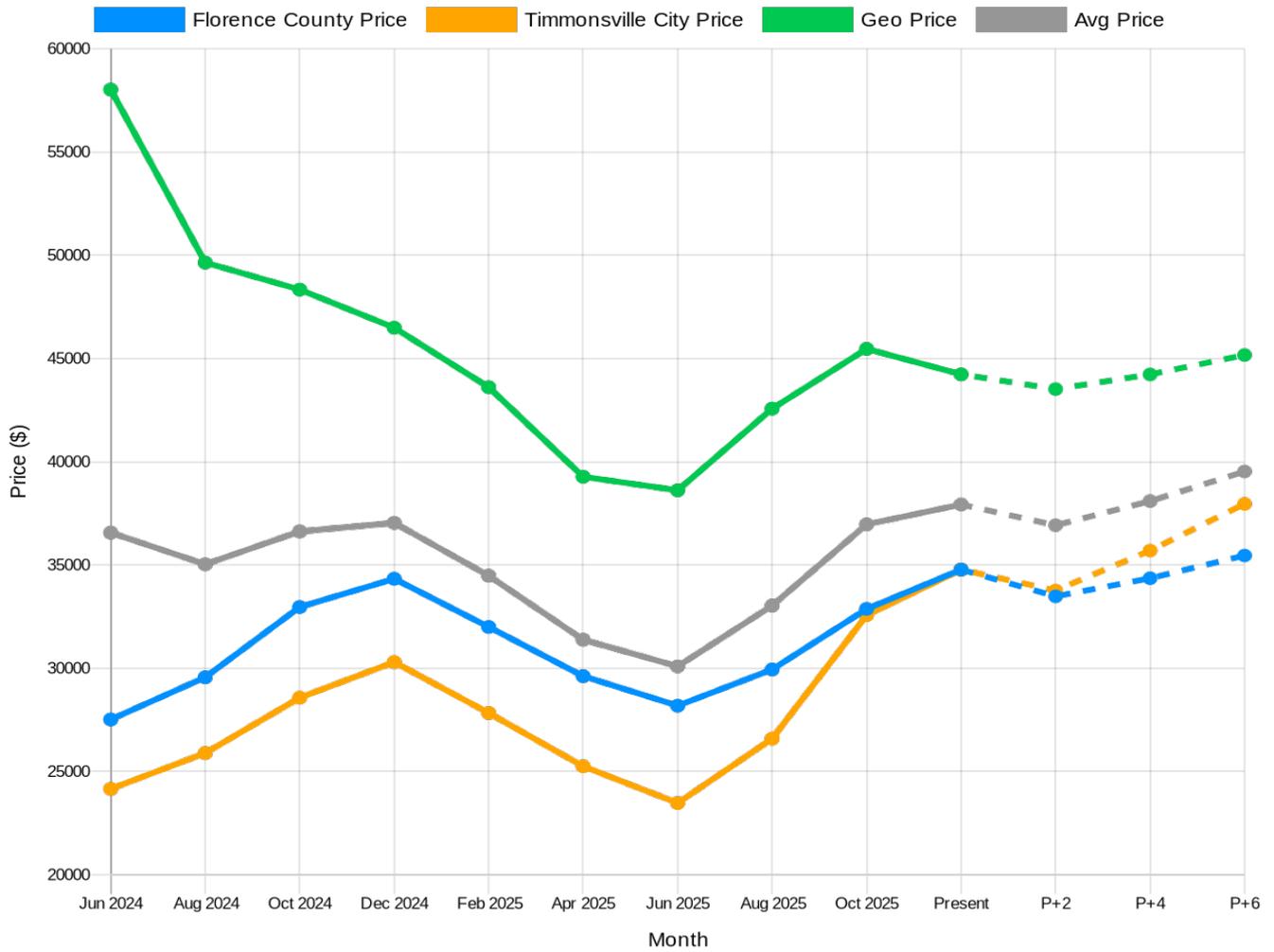
Agent Overview

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
John Jebaily	1	0	1	0.89	\$50,000.00	N/A
Carolina One Real Estate, Natasha Harvin-Wright	1	1	0	1.87	\$20,000.00	N/A
Kafa Company, Llc, Kevin Ard	1	1	0	1.0	\$89,900.00	N/A
My Real Estate Group,Llc, Danielle Hooker	1	1	0	1.5	\$78,000.00	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.



Forecast Metrics (Beta)

Pricing Source	Data R-Squared	Forecast Fit %
Florence County Price	0.143	94.783
Timmonsville City Price	0.298	92.439
Geo Price	0.473	95.144
Avg Price	0.012	94.728

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](#)

Slope Overview

Minimum Slope	Maximum Slope	Total Buildable Area %
0.24%	2.56%	100.00%

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

Slope Breakdown

Slope	Definition	% of Property
Flat	Easiest to build on.	3.18%
Gentle Slope: 0% - 5%	Still considered easy to build on. No significant increase in cost or difficulty building.	96.81%
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
Somewhat limited	Indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate 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)

149.8 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?
702-768 Branch Rd, Timmonsville, SC 29161, USA	34.15611, -79.93044	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	3.51 miles	Lodging,Establishment
Quality Inn & Suites Florence Civic Center	34.19192, -79.83944	5.76 miles	Lodging,Establishment
Courtyard by Marriott Florence	34.18645, -79.83639	5.78 miles	Lodging,Establishment
Howard Johnson by Wyndham Florence	34.23033, -79.80349	8.88 miles	Lodging,Establishment
Econo Lodge Florence-Darlington	34.22748, -79.80050	8.91 miles	Lodging,Establishment
La Quinta Inn & Suites by Wyndham Florence	34.23481, -79.80442	9.02 miles	Lodging,Establishment
Palmetto Auto Auction	34.28310, -79.86597	9.50 miles	Car Dealer,Store,Establishment
Darlington Raceway	34.29731, -79.90516	9.84 miles	Establishment
West Broad Street Historic District	34.29821, -79.87229	10.34 miles	Establishment
Coker University	34.37659, -80.07049	17.17 miles	University,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%	\$35,194.97	\$31,675.48	\$40,572.13
95%	\$33,435.22	\$30,091.70	\$38,543.53
90%	\$31,675.48	\$28,507.93	\$36,514.92
85%	\$29,915.73	\$26,924.15	\$34,486.31
80%	\$28,155.98	\$25,340.38	\$32,457.71
75%	\$26,396.23	\$23,756.61	\$30,429.10
70%	\$24,636.48	\$22,172.83	\$28,400.49
65%	\$22,876.73	\$20,589.06	\$26,371.89
60%	\$21,116.98	\$19,005.29	\$24,343.28
55%	\$19,357.24	\$17,421.51	\$22,314.67
50%	\$17,597.49	\$15,837.74	\$20,286.07
45%	\$15,837.74	\$14,253.96	\$18,257.46
40%	\$14,077.99	\$12,670.19	\$16,228.85
35%	\$12,318.24	\$11,086.42	\$14,200.25
30%	\$10,558.49	\$9,502.64	\$12,171.64
25%	\$8,798.74	\$7,918.87	\$10,143.03
20%	\$7,038.99	\$6,335.10	\$8,114.43
15%	\$5,279.25	\$4,751.32	\$6,085.82
10%	\$3,519.50	\$3,167.55	\$4,057.21
5%	\$1,759.75	\$1,583.77	\$2,028.61

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 (1.0 Acres)	\$35,194.97	\$31,675.48	\$40,572.13	169 Parcels	100 Parcels
0.5 Acres	\$71,523.73	\$64,371.36	\$71,523.73	196 Parcels	126 Parcels
0.25 Acres	\$98,713.30	\$88,841.97	\$42,293.27	126 Parcels	80 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: 34.156, -79.931
2. 220 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 219 properties that fit the target modeling criteria.
5. 6 initial valid sold parcels were located within at least 4 miles of the property.
6. 10 initial valid for sale parcels were located within at least 4 miles of the property.
7. The low outlier wall was set to \$34,090.91/acre and the high outlier wall was set to \$54,900.00/acre.
8. 4 properties were removed for not meeting reasonable statistical measures.
9. The price standard deviation of the remaining properties is \$10,361.35
10. The acreage standard deviation of the remaining properties is 0.31 acres
11. The coefficient of price variation of the remaining properties is 0.22
12. The coefficient of acreage variation of the remaining properties is 0.30
13. The pricing confidence score was calculated to be 83.1%
14. The initial county price point was \$35,194.97/acre.
15. Discounted 1 listings for having a high days on market
16. The final model was created based on the data of 6 for sale comps with an average of \$45,439.35/acre and 6 sold comps with an average of \$44,714.64/acre

Owner Additional Contact Appendix

Phones

Type	Number	Do Not Call	Last Reported
Mobile	843-206-1673	Able to Call	2025-08-14
Mobile	843-618-5491	Able to Call	2021-04-01
Mobile	843-206-6113	Able to Call	2024-10-13
Land Line	843-944-3008	Able to Call	2024-10-20
Land Line	843-393-6744	Able to Call	2024-03-02

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
ray1961crb@gmail.com
rayshonnebrown@gmail.com
cbdollarbill@yahoo.com

Property Boundary (WKT)

Estimated Acreage: 0.91 Acres

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

```
POLYGON((-79.9306661214 34.1560689819,-79.9306227427 34.1560690294,-79.9305802434 34.1560762438,-79.9305403159 34.156090338,-79.9305045513  
34.1561107479,-79.9304763209 34.1561346411,-79.9302990114 34.1563156898,-79.9308376233 34.1568345793,-79.9311962981 34.1564652538,-79.930999797  
34.1562837081,-79.9308968968 34.156194934,-79.9307844484 34.1561104319,-79.9307486191 34.1560901039,-79.9307086449 34.1560761003,-79.9306661214  
34.1560689819))
```