

Aiken County, SC

Change of Address

Apply for Agricultural/Forestry Assessment

Apply for Local Possession

Parcel Summary

Parcel ID 071-20-01-022
 Location Address 764 BLUE ROAN CT
 WARRENVILLE 29851
 Legal Description KINGS RIDGE LOT 41
 (Note: Not to be used on legal documents)
 Property Type OWNER OCCUPIED RESIDENTIAL
 Neighborhood KINGS RIDGE
 Districts LANG BATH CLEAR
 Millage Rate 6% RATIO = 238.24 (NON-OWNER OCCUPIED)
 4% RATIO = 104.04 (OWNER OCCUPIED)
 Exemptions

Owner Information

KLECKER BRIAN D KLECKER TRACY J
 764 BLUE ROAN CT 764 BLUE ROAN CT
 WARRENVILLE, SC 29851 WARRENVILLE, SC 29851

Land Information

Land Use	Units	Unit Type	AgUse Value	Market Land Value
OWNER OCCUPIED RESIDENTIAL (QR)	5.00	ACRES	\$0	\$183,730
NON-OWNER OCCUPIED RESIDENTIAL (NRN)	2.02	ACRES	\$0	\$32,320

Buildings

Type Single Family Residence
 Stories 1 Story
 Total Area Sq Ft 2980
 Exterior Walls Veneer Brick
 ActualYearBuilt 2014
 Flooring Ceramic Tile (SF or %) with 90% Hardwood (SF or %)
 Roof Cover Composition Shingle
 Number Fireplaces 1
 Heating Type Warmed and Cooled Air
 Bedrooms 3
 Bathrooms 3
 Garage Area 0
 Basement
 Market Value \$424062

Type Single Family Residence
 Stories 1 Story
 Total Area Sq Ft 1088
 Exterior Walls Frame, Cement Fiber Siding
 ActualYearBuilt 2022
 Flooring Automatic Floor Cover Allowance
 Roof Cover Metal, Preformed
 Number Fireplaces 0
 Heating Type Warmed and Cooled Air
 Bedrooms 0
 Bathrooms 1
 Garage Area 0
 Basement
 Market Value \$230758

Miscellaneous Improvement Information

Description	Size	Units	Market Value
Pool, Gunite (SF)	0 x 0	560	\$270.00

Sales

Sale Date	Buyer	Seller	Sale Price	Book/Page
8/16/2021	BRIAN KLECKER D		\$650,000	4954-1917
11/21/2008			\$199,900	4230-1861

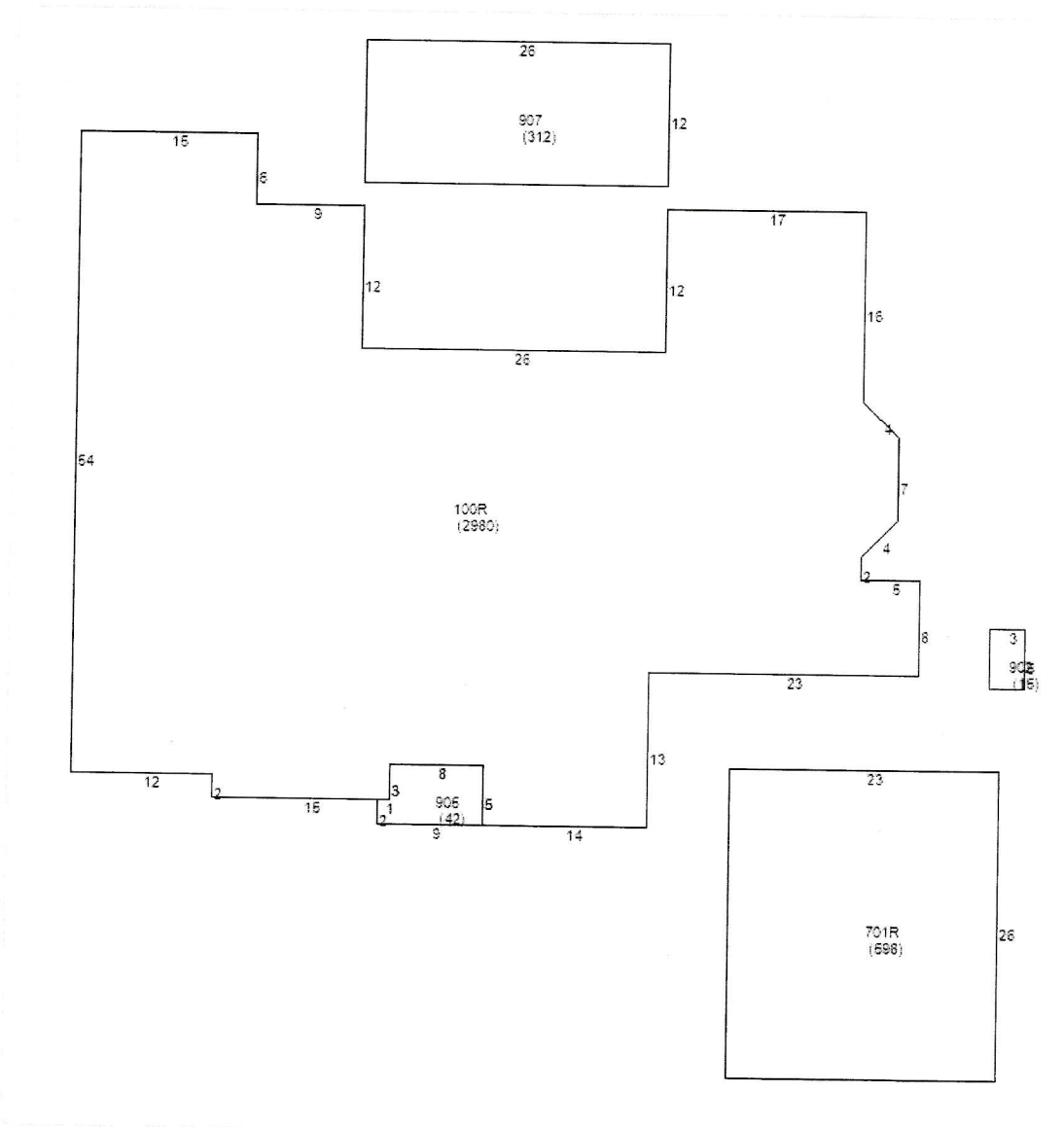
Valuation Disclaimer

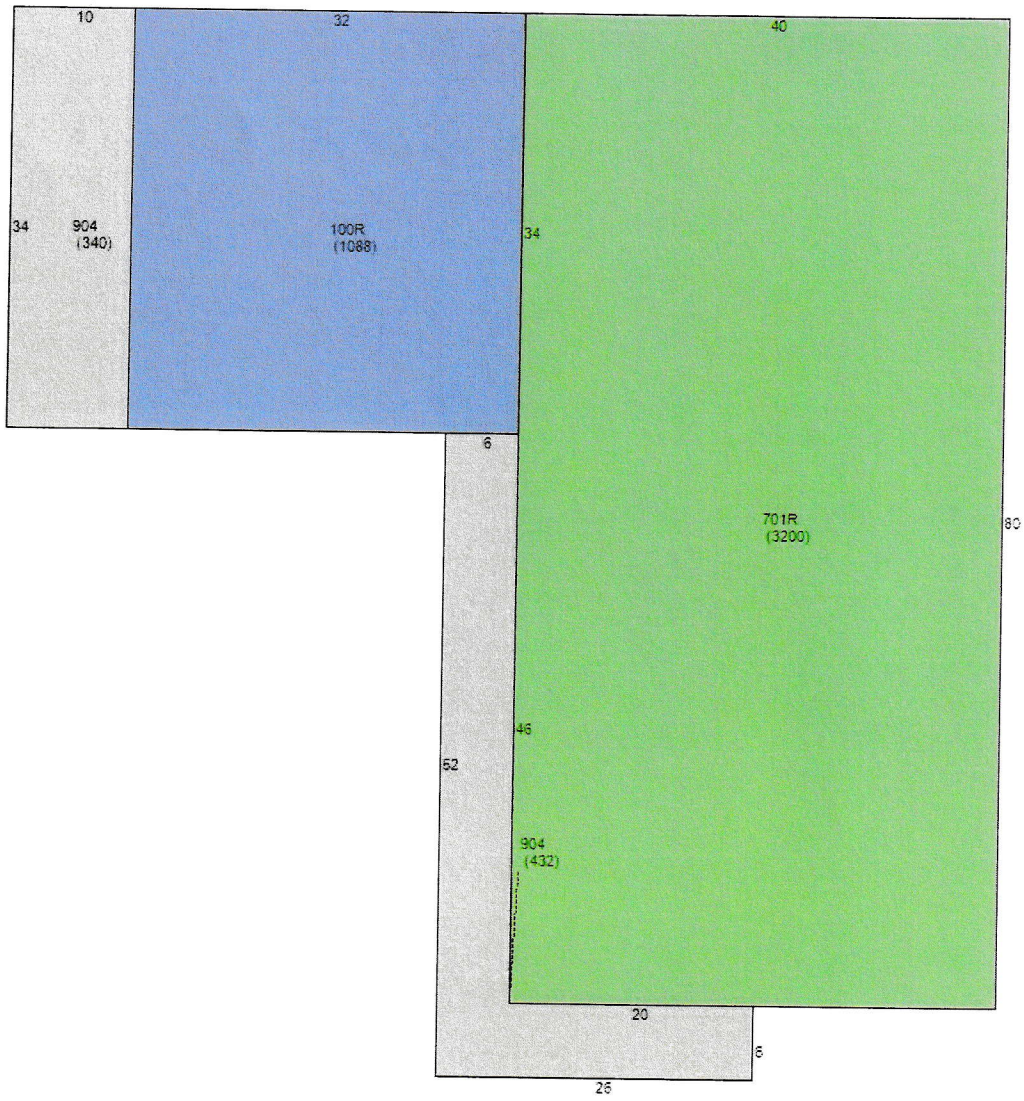
Values are based on the 2020 Countywide Reassessment, which was implemented in 2021. Parcels transferred post-January 1, 2026, are subject to value changes and may not be valid or displayed at this time. Sales made in the current year may not reflect correctly until the following year. Parcels created in 2026 due to a property split may be found in a GIS search, but ownership and additional information may not be reflected until the following year.

Property Valuation History

Year	2025	2024	2023
Market Land Value	\$216,050	\$216,050	\$97,320
+ Market Improvement Value	\$654,820	\$654,820	\$773,500
+ Market Misc Value	\$270	\$270	\$320
= Total Market/Exemption Value	\$871,140	\$871,140	\$871,140
Assessed Land Value	\$9,290	\$9,290	\$4,540
+ Assessed Improvement Value	\$26,190	\$26,190	\$30,940
= Total Assessed Value	\$35,490	\$35,490	\$35,490

Sketches



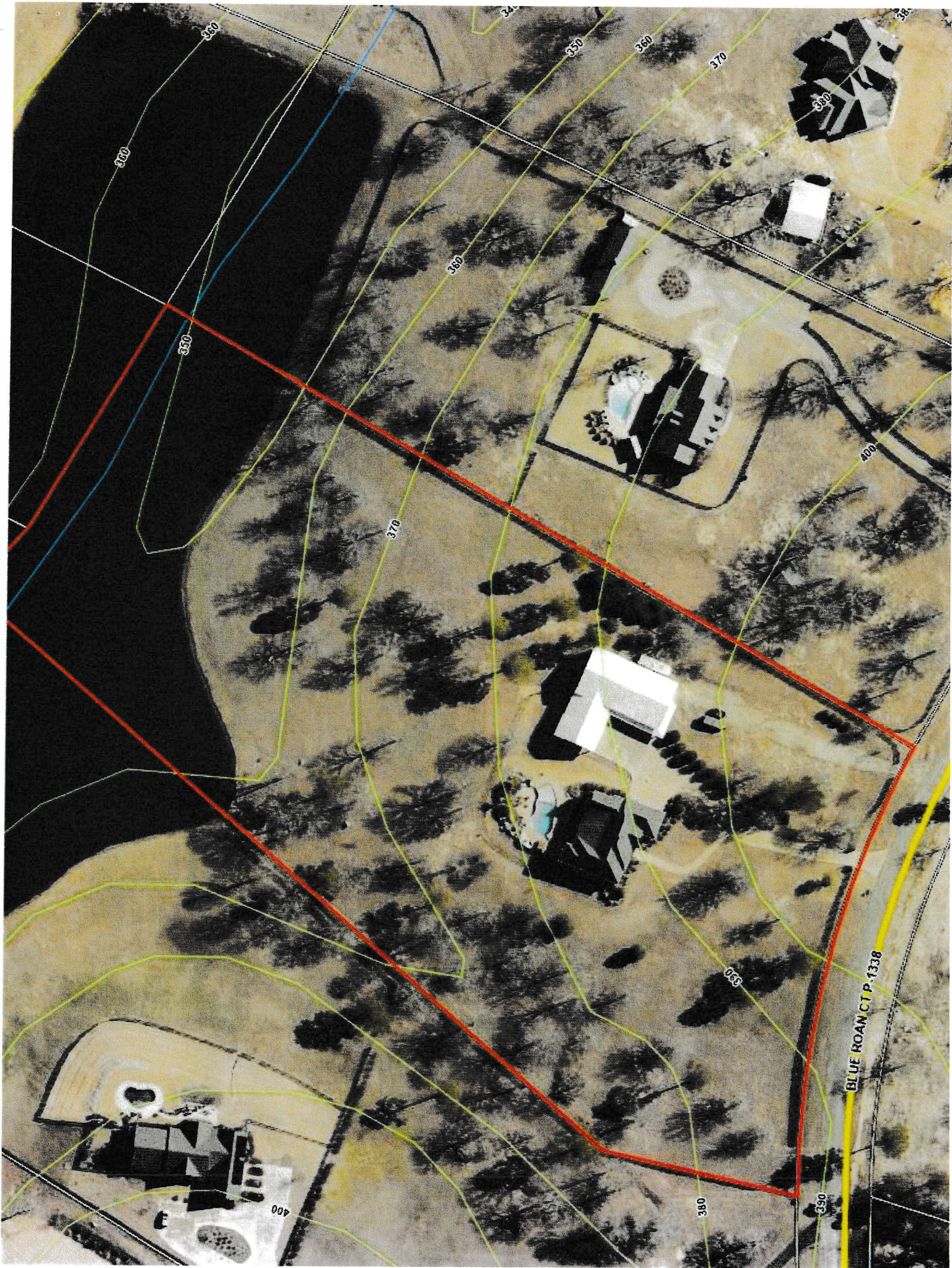


No data available for the following modules: Mobile Home Information, Mobile Homes on Parcel, Mobile Home Parent Parcel, Photos.

The data is derived from the public records of the State of Florida and is provided as a service to our users. It is not guaranteed to be accurate, complete, or up-to-date. The user assumes all responsibility for the use of the data. The data is provided as a service to our users and is not intended to be used for any other purpose. The user assumes all responsibility for the use of the data.

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 Last Data Upload: 3/9/2026, 11:01:52 PM





BLUE ROAN C.T.P. 1338

390

380

390

370

380

380

370

400

380

390

340

350

360

370



**AIKEN COUNTY REAL ESTATE
OR PERSONAL PROPERTY TAX NOTICE**

Charles T. Barton, Auditor
(803) 642-1510 PO Box 94, Aiken SC 29802
Jason Goings, Treasurer
(803) 642-2092 PO Box 919, Aiken SC 29802

ACCOUNT NUMBER: R2025066556
NAME: KLECKER BRIAN D & TRACY J
PROPERTY ADDRESS: 764 BLUE ROAN CT
PROPERTY LOCATION: KINGS RIDGE LOT 41

Aiken Office
1930 University Parkway
Monday - Friday
8:30 AM to 5:00 PM

North Augusta Office
100 Georgia Avenue
Monday - Friday
8:30 AM - 1 PM & 2 PM to 4:30 PM

PROPERTY CLASS	FIRE DISTRICT	RATIO	TAXABLE VALUE	LOTS	ACRES	#IMP	TAX DISTRICT	ASSESSED VALUE
Residential	04	.040	838820	000	5		101	33550
Residential	04	.060	32320	000	2.02		101	1940

BREAKDOWN OF TAXES

***FROM 1% SALES TAX PASSED FOR AIKEN COUNTY SCHOOLS**

TAXING ENTITY	LEVY/MILLS	ASSESSMENT	TAX
SCHOOL LEVY = 187.90 COUNTY LEVY = 70.34 TOTAL LEVY = 258.24			
APPROVED BY BOARD OF EDUCATION			
School Operation	154.20	35490	5472.56
School Prop Relief	154.20	-33550	-5173.41
School Bond Debt	033.70	35490	1196.01
School Bond Debt Credit *	003.90	33490	-130.61
APPROVED BY COUNTY COUNCIL			
County Operation	059.99	35490	2129.05
County Debt	001.70	35490	60.33
Solid Waste	006.05	35490	214.71
Aiken Technical College	002.50	35490	88.73
USC - Aiken	000.10	35490	3.55
Roads	000.00	0	0
Homestead Exemption	104.04	2000	-208.08
Fire Fee			150.00
Storm Fee			10.00
APPROVED BY CITY COUNCIL			
No Penalty, Pay by Jan 15, 2026			3,812.84

APPRAISED VALUE	
NAME: KLECKER BRIAN D & TRACY J	
PROPERTY ID: 071-20-01-022	
GIS #: 071-20-01-022	
Taxable Value:	871140
County/School Tax Total	9164.94
Homestead Exemption	-208.08
School Prop Relief	-5173.41
School Bond Debt Credit *	-130.61
Fire Fee	150.00
Storm Fee	10.00
TOTAL DUE	3,812.84
PAY AFTER	
3% Jan 16-Feb 03, 2026	3,922.43
10% Feb 04-Mar 16, 2026	4,178.12
15% After Mar 16, 2026	4,360.77

AFTER THE 16TH, DELINQUENT TAX COLLECTOR WILL ACCEPT ONLY CASH, CASHIER'S CHECK OR US POSTAL MONEY ORDER.
CONTACT DELINQUENT TAX COLLECTOR AT 803-642-2081 FOR CORRECT AMOUNT TO PAY.

PLEASE DETACH BOTTOM PORTION AND RETURN TO TREASURER TO ENSURE PROPER CREDIT

JASON GOINGS
AIKEN COUNTY TREASURER
PO BOX 919
AIKEN SC 29802

ACCOUNT NUMBER: R2025066556	PROPERTY ID: 071-20-01-022
No Penalty, Pay by Jan 15, 2026	3812.84
3% Jan 16-Feb 03, 2026	3922.43
10% Feb 04-Mar 16, 2026	4178.12
15% AFTER MAR 16, 2026. - UNPAID TAXES (INCLUDING FIRE FEES) WILL BE FORWARDED TO THE DELINQUENT TAX COLLECTOR AND WILL BE SUBJECT TO ADDITIONAL PENALTIES AND COSTS. CONTACT TAX COLLECTOR FOR CORRECT AMOUNT.	

PLEASE MAKE CHECKS PAYABLE AND REMIT TO:

KLECKER BRIAN D & TRACY J
764 BLUE ROAN CT
WARRENVILLE SC 29851

AIKEN COUNTY TREASURER
PO BOX 919
AIKEN SC 29802

COUNTY OF AIKEN
JASON GOINGS, TREASURER

P.O. BOX 919 AIKEN, S. C. 29802

RECEIVED IN PAYMENT OF 2025 AD VALOREM TAXES IN THE AMOUNT OF
PAID ONLY ON THE PROPERTY DESCRIBED HEREON.

\$3,812.84 TOTAL TAX

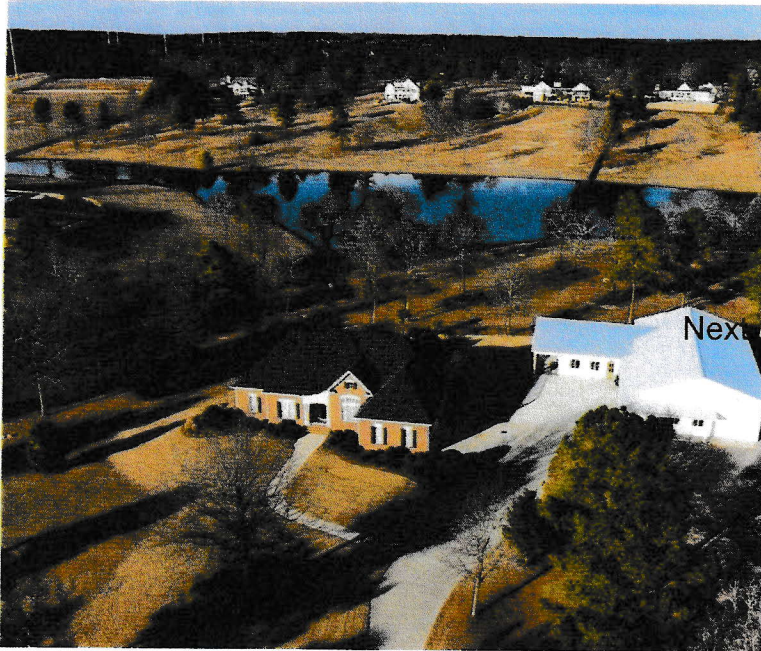
Real TOTAL MILLS: 258.24
DISTRICT 101 071-20-01-022 ASSM: 35490

\$3812.84 TOTAL PAID

R-2025-066556
KLECKER BRIAN D & TRACY J
WARRENVILLE SC 29851

Check #: 53913926
DATE PAID: 1/8/2026
BATCH: 51581
TRAN-NO:
PAID BY: KMCONSOLIDATED LLC

This is an Official Receipt from the Aiken County Treasurer's Office, Jason Goings, Treasurer
Internet Tax Receipt 3/10/2026



LOCATION

Property Address 764 Blue Roan Ct
Warrenville, SC 29851-3288

Subdivision Kings Ridge

County Aiken County, SC

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID 071-20-01-022

Alternate Parcel ID 071-20-01-022

Account Number 327352

District/Ward 101

2010 Census Trct/Blk 209.02/1

Assessor Roll Year 2024

PROPERTY SUMMARY

Property Type Residential

Land Use Owner Occupied Residential

Improvement Type Single Family Residence

Square Feet 4068

CURRENT OWNER

Name Klecker Brian D Klecker Tracy J

Mailing Address 764 Blue Roan Ct
Warrenville, SC 29851-3288

SCHOOL ZONE INFORMATION

Warrenville Elementary School 3.0 mi
Elementary: Pre K to 5 Distance

Langley-Bath-Clearwater Middle School 4.3 mi
Middle: 6 to 8 Distance

Midland Valley High School 5.1 mi
High: 9 to 12 Distance

SALES HISTORY THROUGH 02/23/2026

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document
8/16/2021	\$650,000	Klecker Brian D & Klecker Tracy J	Secret Ronald Eugene & Warranty Deed Secret Susan Lee			4954/1917 202102491
11/21/2008	\$199,900					4230/1861

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount
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Appraisal Year	2025
Appraised Land	\$216,050
Appraised Improvements	\$655,090
Total Tax Appraisal	\$871,140

Assessment Year	2025
Assessed Land	\$9,290
Assessed Improvements	\$26,200
Total Assessment	\$35,490

Exempt Amount
Exempt Reason

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2025		\$3,812.84	\$3,812.84
2024		\$3,882.46	\$3,882.46
2023		\$3,780.74	\$3,780.74
2022		\$3,040.91	\$3,040.91
2021		\$2,347.99	\$2,347.99
2020		\$2,122.68	\$2,122.68
2019		\$2,122.68	\$2,122.68
2018		\$2,132.10	\$2,132.10
2017		\$2,046.60	
2016		\$1,928.31	
2014		\$2,478.78	
2013		\$2,562.47	

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Single Family Residence	Condition	Average	Units	
Year Built	2014	Effective Year	2014	Stories	1
BRs	3	Baths	3 F H	Rooms	10
Total Sq. Ft.	2,980				

Building Square Feet (Living Space)

Base Living Area 2980

Building Square Feet (Other)

Attached Garage 598
Enclosed Porch Screened Walls 312
Raised Slab Porch 15
Raised Slab Porch With Roof 42

- CONSTRUCTION

Quality		Roof Framing	
Shape		Roof Cover Deck	Composition Shingle
Partitions		Cabinet Millwork	
Common Wall		Floor Finish	Ceramic Tile With Hardwood
Foundation		Interior Finish	
Floor System		Air Conditioning	
Exterior Wall	Veneer Brick	Heat Type	Warmed And Cooled Air

Structural Framing

Fireplace Y

- OTHER

Occupancy

Bathroom Tile

Plumbing Fixtures

Building Data Source

PROPERTY CHARACTERISTICS: BUILDING

Building # 2

Type	Single Family Residence	Condition	Average	Units	
Year Built	2022	Effective Year	2022	Stories	1
BRs		Baths	1 F H	Rooms	2
Total Sq. Ft.	1,088				

Building Square Feet (Living Space)

Base Living Area 1088

Building Square Feet (Other)

Attached Garage 3200

Slab Porch With Roof 772

- CONSTRUCTION

Quality		Roof Framing	
Shape		Roof Cover Deck	Metal Preformed
Partitions		Cabinet Millwork	
Common Wall		Floor Finish	Automatic Floor Cover Allowance
Foundation		Interior Finish	
Floor System		Air Conditioning	
Exterior Wall	Frame, Cement Fiber Siding	Heat Type	Warmed And Cooled Air
Structural Framing		Bathroom Tile	
Fireplace		Plumbing Fixtures	
- OTHER			
Occupancy		Building Data Source	

PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Pool Gunite	560	2022	

PROPERTY CHARACTERISTICS: LOT

Land Use	Owner Occupied Residential	Lot Dimensions	
Block/Lot	/41	Lot Square Feet	305,790
Latitude/Longitude	33.481870°/-81.795434°	Acreage	7.02

Type	Land Use	Size	Tax Assessor Value
	NON-OWNER OCCUPIED RESIDENTIAL	2.02 Ac	
	OWNER OCCUPIED RESIDENTIAL	5 Ac	

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	
Electric Source		Topography	

Water Source

District Trend

Sewer Source

Special School District 1

Zoning Code

Special School District 2

Owner Type

LEGAL DESCRIPTION

Subdivision	Kings Ridge	Plat Book/Page	50/796
Block/Lot	/41	District/Ward	101
Description	Kings Ridge Lot 41		

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Ef Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	45003C0506E	06/19/2012
AE	High		Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.	45003C0506E	06/19/2012

LISTING ARCHIVE

MLS #	Status	Status Change Date	List Date	List Price	Closing Date	Closing Price	Listing Agent	Listing Broker	Buyer Agent	Buyer Broker
215166	Expired	11/01/2025	01/01/2025	\$1,695,000			Linda Limehouse			
113380	Sold	08/24/2024	08/27/2020	\$670,000	08/16/2021	\$650,000	Suzanne K Haslup		The Cline Team	Meybohm Real Estate - Aiken