ICE SiteX Report

OrderID: 98768651

SiteX Property Information Report



Subject Property Location

101 EVERGREEN TRL, FANCY GAP, VA 24328-2756

County:	**CARROLL VA**	Census Tract:	0804.02
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	127C-3-2-1	Thomas Bros Pg-Grid:	

Valuation

Value:	**$410,000**	FSD:	27	Common Confidence Score:	24
Value Range:	$299,300 - $520,700	ICE Confidence Score:	73		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$40,000	Market Land Value:	$40,000	Tax Year:	2026
Assd Improvement:	$223,100	Market Improvment Value:	$223,100	Total Taxable Value:	$1,289
Total Assessed Value:	$263,100	Total Assessor Market Value:	$263,100	Delinquent Year:	
				Tax Account ID:	14367
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 4

Abbreviated Description:	SKYLAND LAKES
City/Muni/Twp:	PIPERS GAP

Property Characteristics

Lot Size:	1.500 AC	Bedrooms:		Pool:	
Building Area:		Baths:		Fireplace:	
Year Built:		Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/09/2026	Sales Price:	$162,640
Document #:	260002276 BK-PG 1182-686	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	12/18/2025	Sales Price:	N/A
Document #:	BK-PG WB 132-441	Type of Sale:	Per Assessor
Document Type:	Deed		
Legal Description:			

District: 4
Abbreviated Description: SKYLAND LAKES
City/Muni/Twp: PIPERS GAP

Mortgage Record

Recording Date:	12/06/2021	Loan Amount:	N/A
Document #:	210005116 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	12/03/2021		
TD Due Date:	01/01/2052	Type Finance:	

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Legal Description:
Lot: MP Section: 2 Subdivision: SKYLAND LAKES DEVELOPMENT
Abbreviated Description: SOUTHERN2 LOT2
City/Muni/Twp: PIPERS GAP

Prior Transfer

Recording Date:	12/06/2021	Sales Price:	$173,000 Multiple Parcels Involved in this transaction
Document #:	210005114 BK-PG 1182-680	Type of Sale:	Arms-Length Transfer
Contract Date:	12/03/2021		
Document Type:	Deed		

Legal Description:
Lot: MP Section: 2 Subdivision: SKYLAND LAKES DEVELOPMENT
Abbreviated Description: SOUTHERN2 LOT2
City/Muni/Twp: PIPERS GAP

Prior Transfer

Recording Date:	09/13/2013	Sales Price:	N/A Multiple Parcels Involved in this transaction
Document #:	1303469 BK-PG 0976-0757	Type of Sale:	Non Arms-Length Transfer
Contract Date:	09/05/2013		
Document Type:	Deed		

Legal Description:
Lot: MP Subdivision: SKYLAND LAKES DEVELOPMENT
Abbreviated Description: SOUTHERN2 LOT2
City/Muni/Twp: PIPERS GAP MAGISTERIAL DISTRIC

Area Sales Analysis

Total Area Sales	$3,301,500	Median # of Bedrooms	
Median Lot Size	1,309 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs	$235,000 to $525,000	Age Range	
Median Value	$326,250	Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.09Mi.	**672 EVERGREEN TRL** **FANCY GAP, VA 24328-2718**	06/04/2025	$235,000			//		1,133 SF	
		APN: 127C-6-5 Document #: 250001741 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Subdivision: SKYLAND DEVELOPERS INC Legal Unit: 5 MapRef: CAB 1 SL 192 PG81&82 Abbreviated Description: Subdivision:SKYLAND DEVELOPERS INC Legal Unit:5 Map Ref:CAB 1 SL 192 PG81&82City/Muni/Twp:PIPERS GAP City/Muni/Twp: PIPERS GAP								
2	.13Mi.	**72 RHODODENDRON LN** **FANCY GAP, VA 24328-3005**	10/09/2025	$285,000			//		39,204 SF	
		APN: 127C-1-374 Document #: 250003344 Document Type: Bargain and Sale Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 374 Subdivision: SKYLAND DEVELOPERS INC MapRef: CAB 1 SL 206 PG 86 Abbreviated Description: Lot:374 Subdivision:SKYLAND DEVELOPERS INC Map Ref:CAB 1 SL 206 PG 86City/Muni/Twp:PIPERS GAP City/Muni/Twp: PIPERS GAP								
3	.14Mi.	**169 FAIRWAY VILLA DR** **FANCY GAP, VA 24328-2887**	08/01/2025	$235,000			//		2,614 SF	
		APN: 127C-11-16 Document #: 250002447 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 16 Subdivision: FAIRWAY VILLAS Phase No: 3 MapRef: CAB 2 SL 2076 PG 5 Abbreviated Description: Lot:16 Subdivision:FAIRWAY VILLAS Phase No:3 Map Ref:CAB 2 SL 2076 PG 5City/Muni/Twp:PIPERS GAP City/Muni/Twp: PIPERS GAP								
4	.16Mi.	**143 FAIRWAY VILLA DR** **FANCY GAP, VA 24328-2887**	12/17/2024	$240,000			//		3,049 SF	
		APN: 127C-12-14 Document #: 240003929 Document Type: Bargain and Sale Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 14 Subdivision: FAIRWAY VILLAS MapRef: CAB 2 SL 2158 Abbreviated Description: Lot:14 Subdivision:FAIRWAY VILLAS Map Ref:CAB 2 SL 2158								
5	.17Mi.	**131 FAIRWAY VILLA DR** **FANCY GAP, VA 24328-2887**	06/22/2026	$245,000			//		2,614 SF	
		APN: 127C-12-12 Document #: 260002065 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 12 Subdivision: FAIRWAY VILLAS Abbreviated Description: Lot:12 Subdivision:FAIRWAY VILLAS								
6	.2Mi.	**185 ROCK LEDGE TRL** **FANCY GAP, VA 24328-**	12/12/2024	$420,000			//		59,198 SF	
		APN: 127C-1-370 Document #: 240003863 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 369 Phase No: 3 MapRef: MB 13 PG 86 Abbreviated Description: Lot:369 Phase No:3 Map Ref:MB 13 PG 86City/Muni/Twp:PIPERS GAP City/Muni/Twp: PIPERS GAP								
7	.21Mi.	**93 FAIRWAY VILLA DR** **FANCY GAP, VA 24328-2770**	08/27/2026	$235,000			//		2,614 SF	
		APN: 127C-10-8 Document #: 260002885 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 8 Subdivision: FAIRWAY VILLAS MapRef: CAB I PG 395 PG 1 Abbreviated Description: Lot:8 Subdivision:FAIRWAY VILLAS Map Ref:CAB I PG 395 PG 1City/Muni/Twp:PIPERS GAP City/Muni/Twp: PIPERS GAP								
8	.22Mi.	**223 LAUREL DR** **FANCY GAP, VA 24328-2833**	07/01/2025	$250,000			//		58,458 SF	
		APN: 127C-1-368 Document #: 250002068 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal:								
9	.26Mi.	**271 LAUREL DR** **FANCY GAP, VA 24328-2833**	07/31/2026	$295,000			//		39,204 SF	

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APN: 127C-1-366 Document #: 260002573
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 366 Subdivision: SKYLAND LAKES GOLF COURSE AND RESORT INC MapRef: MB 13 PG 86 Abbreviated
Description: Lot:366 Subdivision:SKYLAND LAKES GOLF COURSE AND RESORT INC Map Ref:MB 13 PG 86City/Muni/Twp:PIPERS GAP City/Muni/Twp: PIPERS GAP

10	.32Mi.	**241 DUFFERS LN** **FANCY GAP, VA 24328-2893**	07/17/2025	$379,000	//	70,437 SF

APN: 127C-3-61 Document #: 250002255
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 61 Section: 2 Subdivision: SKYLAND LAKES DEVELOPMENT MapRef: MB 1155 PG 566 Abbreviated
Description: Lot:61 Section:2 Subdivision:SKYLAND LAKES DEVELOPMENT Map Ref:MB 1155 PG 566City/Muni/Twp:PIPERS GAP City/Muni/Twp: PIPERS GAP

11	.34Mi.	**105 LAKEFRONT TRL** **FANCY GAP, VA 24328-3012**	09/23/2025	$300,000	//	78,408 SF

APN: 127D-3-339 Document #: 250003129
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Subdivision: SKYLAND LAKES GOLF CROP PHASE III Phase No: 3 MapRef: CAB 1 SL 198 Abbreviated Description: Subdivision:SKYLAND LAKES GOLF CROP PHASE III Phase No:3 Map Ref:CAB 1 SL 198

12	.35Mi.	**3239 MISTY TRL** **FANCY GAP, VA 24328-2974**	05/05/2026	$215,000	//	SF

APN: 127D-3-A4 Document #: 260001431
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Subdivision: VILLAS BY THE GREEN Legal Unit: 4 MapRef: CAB 2 SL 2117 PG 1 Abbreviated Description: Subdivision:VILLAS BY THE GREEN Legal Unit:4 Map Ref:CAB 2 SL 2117 PG 1City/Muni/Twp:PIPERS GAP City/Muni/Twp: PIPERS GAP

13	.35Mi.	**3241 MISTY TRL** **FANCY GAP, VA 24328-2974**	12/19/2024	$186,000	//	SF

APN: 127D-3-A3 Document #: 240003991
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Subdivision: VILLAS BY THE GREEN Legal Unit: 3 MapRef: MB 1160 PG 267 Abbreviated Description: Subdivision:VILLAS BY THE GREEN Legal Unit:3 Map Ref:MB 1160 PG 267City/Muni/Twp:PIPERS GAP City/Muni/Twp: PIPERS GAP

14	.39Mi.	**89 BOULDER WAY** **FANCY GAP, VA 24328-2798**	11/18/2024	$395,000	//	53,797 SF

APN: 127C-3-4B Document #: 240003561
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: SKYLAND LAKES Tract No: 4 Phase No: II MapRef: CAB 1 SL 301 PG 2 Abbreviated Description: Lot:2 Subdivision:SKYLAND LAKES Tract No:4 Phase No:II Map Ref:CAB 1 SL 301 PG 2City/Muni/Twp:PIPERS City/Muni/Twp: PIPERS

15	.4Mi.	**372 MOUNTAIN VIEW DR** **FANCY GAP, VA 24328-2968**	10/06/2025	$327,500	//	59,547 SF

APN: 127D-3-336 Document #: 250003303
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Subdivision: SKYLAND LAKES GOLF CORP PHASE 3 MapRef: CAB 1 SL 192 Abbreviated Description: Subdivision:SKYLAND LAKES GOLF CORP PHASE 3 Map Ref:CAB 1 SL 192

16	.52Mi.	**50 BENTON WAY** **FANCY GAP, VA 24328-2857**	07/16/2026	$265,000	//	78,800 SF

APN: 127D-2-19 Document #: 260002369
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Subdivision: SKYLAND LAKES SUBDIVISION Tract No: 19 Phase No: II MapRef: MB 1205 PG 710 Abbreviated Description: Subdivision:SKYLAND LAKES SUBDIVISION Tract No:19 Phase No:II Map Ref:MB 1205 PG 710City/Muni/Twp:PIPERS GAP City/Muni/Twp: PIPERS GAP

17	.52Mi.	**536 MOUNTAIN VIEW DR** **FANCY GAP, VA 24328-2762**	07/03/2025	$525,000	//	87,120 SF

APN: 127D-2-H Document #: 250002084
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:PIPERS GAP City/Muni/Twp: PIPERS GAP

18	.66Mi.	**798 MOUNTAIN VIEW DR** **FANCY GAP, VA 24328-3020**	11/19/2025	$165,000	//	61,855 SF

APN: 127D-8-42 Document #: 250003844
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 42 Section: 1 Subdivision: SKYLAND LAKES DEVELOPMENT Abbreviated Description: Lot:42 Section:1 Subdivision:SKYLAND LAKES DEVELOPMENT City/Muni/Twp:PIPERS GAP City/Muni/Twp: PIPERS GAP

19	.72Mi.	**86 TIMBERCREST LN** **FANCY GAP, VA 24328-**	07/09/2026	$351,500	//	43,212 SF

APN: 141-4-22 Document #: 260002282
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:PIPERS GAP City/Muni/Twp: PIPERS GAP

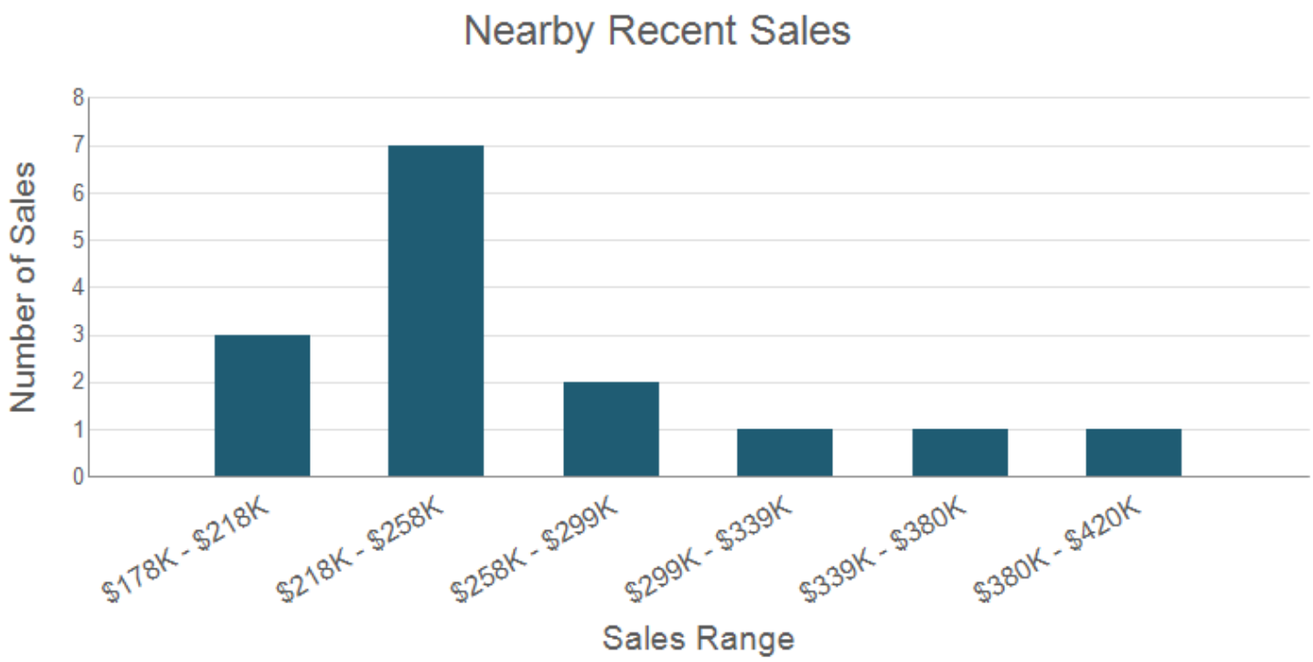
20	.72Mi.	**827 MOUNTAIN VIEW DR** **FANCY GAP, VA 24328-2955**	11/17/2025	$180,000	//	22,303 SF

APN: 127D-8-B Document #: 250003817
Document Type: Bargain and Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:PIPERS GAP City/Muni/Twp: PIPERS GAP

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Comparable Sales Chart



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**101 EVERGREEN TRL**	**12/18/2025**	$263,100	$263,100				2 SF	
.08Mi.	**672 EVERGREEN TRL**	**09/28/2016**	$126,600	$126,600				1,699 SF	
.09Mi.	**672 EVERGREEN TRL**	**06/04/2025**	$122,400	$122,400				1,133 SF	
.09Mi.	**672 EVERGREEN TRL**	**12/11/2020**	$140,700	$140,700				1,263 SF	
.09Mi.	**672 EVERGREEN TRL**	**06/29/2021**	$126,000	$126,000				1,394 SF	
.1Mi.	**672 EVERGREEN TRL**	**02/20/2020**	$127,700	$127,700				1,350 SF	
.1Mi.	**672 EVERGREEN TRL**	**10/30/2019**	$128,600	$128,600				2,309 SF	
.11Mi.	**207 FAIRWAY VILLA DR**	**11/20/2019**	$266,100	$266,100				3,920 SF	
.12Mi.	**197 FAIRWAY VILLA DR**	**08/10/2022**	$272,300	$272,300				3,920 SF	
.12Mi.	**296 SKYLAND LAKES DR**	**06/06/2018**	$216,400	$216,400				1 SF	
.13Mi.	**185 FAIRWAY VILLA DR**	**09/12/2024**	$214,500	$214,500				2,962 SF	
.13Mi.	**179 FAIRWAY VILLA DR**	**06/03/2024**	$215,700	$215,700				2,614 SF	
.13Mi.	**72 RHODODENDRON LN**	**10/09/2025**	$269,300	$269,300				39,204 SF	
.14Mi.	**169 FAIRWAY VILLA DR**	**08/01/2025**	$215,700	$215,700				2,614 SF	
.14Mi.	**163 FAIRWAY VILLA DR**	**04/26/2023**	$215,700	$215,700				2,962 SF	
.15Mi.	**336 SKYLAND LAKES DR**	**02/03/2003**	$311,200	$311,200				1 SF	

Rent vs. Own

Households Occupied by Renters:	11%	Households Occupied by Owners:	51%

Demographics & Income

Median Age:	52.4 years old	Households:	881
Median Household Income:	$44,278	Households w/Family:	61%
Household Income Per Capita:	$25,403	Households w/Family Married:	54%
Most Common Education Level:	High School Graduate	Households w/Family Children:	21%

School District

School District Zone:	Carroll County Public Schools	Students:	3,437
Number of Schools:	11	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.77Mi.	**Fancy Gap Elementary School** Number of Students: 130 Student-Teacher Ratio: 8.28	B+	Public	PK - 5
8.25Mi.	**Carroll County High School** Number of Students: 1,033 Student-Teacher Ratio: 11.7	B-	Public	9 - 12

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8.67Mi.	**Carroll County Middle School**	B-	Public	6 - 8

Number of Students: 747
Student-Teacher Ratio: 12.47

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	27%	SIGNIFICANTLY LOWER
BURGLARY	145%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	52%	NOTABLY LOWER
FORCIBLE ROBBERY	75%	NOTABLY LOWER
AGGRAVATED ASSAULT	159%	NOTABLY HIGHER
FORCIBLE RAPE	103%	SIMILAR
MURDER	107%	SIMILAR
OVERALL	133%	NOTABLY HIGHER

Disaster Alerts

2/10/2025 - Flood 1/22/2026 - Severe Winter Storm

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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