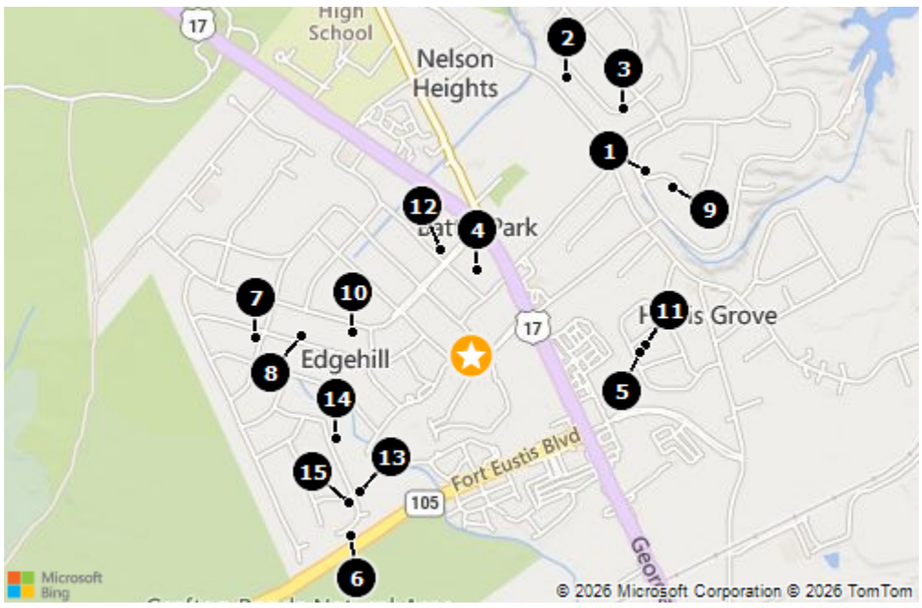
ICE SiteX Report

OrderID: 98655617

SiteX Property Information Report



Subject Property Location

105 BROKENBRIDGE RD, YORKTOWN, VA 23692-4711

County:	**YORK VA**	Census Tract:	511990503.063015
Property Use:	Single Family Residential	Zoning:	MEDIUM DENSITY SFR
Parcel Number:	Q09C-2460-0000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$445,000**	FSD:	12	Common Confidence Score:	60
Value Range:	$391,600 - $498,400	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$123,800	Market Land Value:	$123,800	Tax Year:	2024
Assd Improvement:	$325,400	Market Improvment Value:	$325,400	Total Taxable Value:	$2,711
Total Assessed Value:	$449,200	Total Assessor Market Value:	$449,200	Delinquent Year:	
				Tax Account ID:	10005405
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 12 Subdivision: EDGEHILL Map Ref: MAP024J 11 H 12
Abbreviated Description: EDGEHILL SEC H LOT 12

Property Characteristics

Lot Size:	21,344 SF	Bedrooms:	4	Pool:	
Building Area:	1789 SF	Baths:	2	Fireplace:	1
Year Built:	1962	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Brick
Number of Units:		Garage Type:	Attached	Heating:	Hot Water
Number of Stories:	1	Number of Cars:	1	A/C:	Central
Style:	Ranch	Basement:	No	Roof Cover:	Shingle
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	11/08/2016	Loan Amount:	N/A
Document #:	160020641 BK-PG -	Loan Type:	Stand Alone Refi
TD Due Date:	11/01/2046	Type Finance:	FIX

Legal Description:
Lot: 12 Subdivision: H EDGEHILL SD

Prior Transfer

Recording Date:	06/16/2011	Sales Price:	N/A
Document #:	110009061 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 12 Subdivision: EDGEHILL Map Ref: MAP024J 11 H 12
Abbreviated Description: EDGEHILL SEC H LOT 12

Prior Transfer

Recording Date:	09/16/2010	Sales Price:	$333,000
Document #:		Type of Sale:	Qualified Sale
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/16/2010	Sales Price:	$333,000
Document #:	BK-PG 1000-15308	Type of Sale:	Full Amount on Deed

ICE SiteX Report

OrderID: 98655617

Contract Date:	08/30/2010
Document Type:	
Legal Description:	

Prior Transfer

Recording Date:	04/28/2009	Sales Price:	$333,000
Document #:	BK-PG 900-8170	Type of Sale:	Full Amount on Deed
Contract Date:	04/15/2009		
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	03/27/2008	Loan Amount:	N/A
Document #:	BK-PG 800-5860	Loan Type:	Unknown
TD Due Date:	03/08/2038	Type Finance:	FIX
Legal Description:			

Mortgage Record

Recording Date:	02/22/2007	Loan Amount:	N/A
Document #:	BK-PG 700-4365	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR
Legal Description:			

Prior Transfer

Recording Date:	07/10/2000	Sales Price:	$147,000
Document #:	BK-PG -8751	Type of Sale:	Full Amount on Deed
Contract Date:	07/07/2000		
Document Type:			
Legal Description:			

Area Sales Analysis

Total Area Sales	$7,696,202	Median # of Bedrooms	4
Median Lot Size	22,085 SF	Median # of Baths	2
Median Living Area	2,276 SF	Median Year Built	1983
Price Range - 2 Yrs	$312,287 to $745,915	Age Range	35 years to 68 years
Median Value	$495,000	Median Age	43 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.65Mi.	**1014 MARLBANK DR** **YORKTOWN, VA 23692-4331**	01/16/2026	$600,500	$267	2247	7/3/2	1986	25,178 SF	
		APN: Q09B-4809-2536 Document #: 260000832 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 43 Section: 1 Subdivision: MARLBANK COVE MapRef: MB 10 PG 113 Abbreviated Description: Lot:43 Section:1 Subdivision:MARLBANK COVE Map Ref:MB 10 PG 113								
2	.75Mi.	**123 LOBLOLLY DR** **YORKTOWN, VA 23692-4254**	01/06/2026	$312,287	$121	2562	7/3/2	1991	43,386 SF	
		APN: Q09B-3697-3749 Document #: 260000239 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Subdivision: MARLBANK FARM SECTION J-B COUNTY OF YORK VIRGINIA MapRef: MB 10 PG 117 Abbreviated Description: Lot:9 Subdivision:MARLBANK FARM SECTION J-B COUNTY OF YORK VIRGINIA Map Ref:MB 10 PG 117								
3	.75Mi.	**106 LOBLOLLY DR** **YORKTOWN, VA 23692-4253**	12/30/2025	$475,000	$198	2394	8/4/2	1986	43,560 SF	
		APN: Q09B-4415-3463 Document #: 250019295 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 17 Subdivision: MARLBANK FARM SECTION JB MapRef: MB 10 PG 117 Abbreviated Description: Lot:17 Subdivision:MARLBANK FARM SECTION JB Map Ref:MB 10 PG 117								
4	.21Mi.	**104 HARRIS GROVE LN** **YORKTOWN, VA 23692-4009**	12/05/2025	$520,000	$242	2141	8/3/2	1960	23,522 SF	
		APN: Q09C-2471-1082 Document #: 250017901 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Section: A Subdivision: SECTION A EDGEHILL SUBDIVISION YORK COUNTY MapRef: MB 5 PG 208 Abbreviated Description: Lot:3 Section:A Subdivision:SECTION A EDGEHILL SUBDIVISION YORK COUNTY Map Ref:MB 5 PG 208City/Muni/Twp:GRAFTON City/Muni/Twp: GRAFTON								
5	.44Mi.	**201 ALLEN HARRIS DR** **YORKTOWN, VA 23692-4103**	10/24/2025	$470,000	$220	2132	8/3/2	1989	17,685 SF	
		APN: Q09D-4768-0106 Document #: 250015998 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 16 Subdivision: SETTLERS CROSSING SECTION ONEB MapRef: MB 10 PG 586 Abbreviated Description: Lot:16 Subdivision:SETTLERS CROSSING SECTION ONEB Map Ref:MB 10 PG 586								
6	.56Mi.	**235 ASPEN BLVD** **YORKTOWN, VA 23692-4787**	10/23/2025	$480,000	$167	2873	10/5/3	1982	16,509 SF	
		APN: Q08A-0874-2515 Document #: 250015867 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 16 Subdivision: ADDITION TO EDGEHILL SECTION 3 MapRef: MB 9 PG 221 Abbreviated Description: Lot:16 Subdivision:ADDITION TO EDGEHILL SECTION 3 Map Ref:MB 9 PG 221								
7	.56Mi.	**501 MEADOWFIELD RD** **YORKTOWN, VA 23692-4640**	10/17/2025	$525,000	$190	2756	9/4/2	1967	23,958 SF	
		APN: P09D-4513-0148 Document #: 250015362 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 34 Subdivision: EDGEHILL MapRef: MB 7 PG 34 Abbreviated Description: Lot:34 Subdivision:EDGEHILL Map Ref:MB 7 PG 34								
8	.44Mi.	**410 MEADOWFIELD RD** **YORKTOWN, VA 23692-4635**	10/14/2025	$495,000	$280	1766	8/4/2	1966	27,007 SF	
		APN: Q09C-0139-0243 Document #: 250015120								

ICE SiteX Report

OrderID: 98655617

Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 9 Section: J Subdivision: A PORTION OF EDGEHILL SUBDIVISION SECTION J YORK C MapRef: MB 7 PG 35 Abbreviated Description: Lot:9 Section:J Subdivision:A PORTION OF EDGEHILL SUBDIVISION SECTION J YORK C Map Ref:MB 7 PG 35City/Muni/Twp:GRAFTON City/Muni/Twp: GRAFTON

9	.68Mi.	**108 WATERMANS WAY** **YORKTOWN, VA 23692-4335**	10/10/2025	$745,915	$234	3187	8/4/3	1986	25,221 SF

APN: R09C-0162-2348 Document #: 250015110
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 35 Subdivision: MARIBANK COVE MapRef: MB 10 PG 113&114 Abbreviated Description: Lot:35 Subdivision:MARIBANK COVE Map Ref:MB 10 PG 113&114City/Muni/Twp:NEWPORT NEWS City/Muni/Twp: NEWPORT NEWS

10	.31Mi.	**503 YORK WARWICK DR** **YORKTOWN, VA 23692-4612**	09/08/2025	$478,500	$210	2276	9/5/2	1966	21,998 SF

APN: Q09C-0838-0265 Document #: 250013427
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 29 Subdivision: A PORTION OF EDGEHILL SUBDIVISION SECTIONG MapRef: MB 6 PG 168 Abbreviated Description: Lot:29 Subdivision:A PORTION OF EDGEHILL SUBDIVISION SECTIONG Map Ref:MB 6 PG 168

11	.46Mi.	**107 MADISON CT** **YORKTOWN, VA 23692-4105**	09/08/2025	$565,000	$254	2222	8/4/2	1990	18,469 SF

APN: Q09D-4870-0164 Document #: 250013439
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 15 Subdivision: SETTLERS CROSSING SECTION ONEB COUNTY OF YORK MapRef: MB 10 PG 586 Abbreviated Description: Lot:15 Subdivision:SETTLERS CROSSING SECTION ONEB COUNTY OF YORK Map Ref:MB 10 PG 586

12	.28Mi.	**200 HARRIS GROVE LN** **YORKTOWN, VA 23692-4010**	08/26/2025	$520,000	$230	2258	6/4/2	1958	19,863 SF

APN: Q09C-2021-1404 Document #: 250012827
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Section: C Subdivision: SECTION C EDGEHILL SUBDIVISION YORK COUNTY VIRGINI MapRef: MB 5 PG 249 Abbreviated Description: Lot:1 Section:C Subdivision:SECTION C EDGEHILL SUBDIVISION YORK COUNTY VIRGINI Map Ref:MB 5 PG 249

13	.45Mi.	**225 ASPEN BLVD** **YORKTOWN, VA 23692-4727**	08/19/2025	$490,000	$200	2441	8/3/2	1979	22,085 SF

APN: Q08A-0971-3151 Document #: 250012325
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8 Subdivision: ADDITION TO EDGEHILL SECTION 3 YORK COUNTY VIRGI MapRef: MB 9 PG 221 Abbreviated Description: Lot:8 Subdivision:ADDITION TO EDGEHILL SECTION 3 YORK COUNTY VIRGI Map Ref:MB 9 PG 221

14	.4Mi.	**211 ASPEN BLVD** **YORKTOWN, VA 23692-4727**	08/14/2025	$555,000	$202	2739	7/3/2	1983	21,736 SF

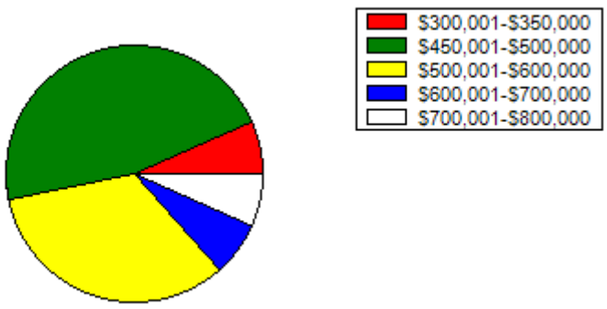
APN: Q08A-0695-3839 Document #: 250012104
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: ADDITION TO EDGEHILL SECTION 3 YORK COUNTY VIRGINI MapRef: MB 9 PG 221 Abbreviated Description: Lot:1 Subdivision:ADDITION TO EDGEHILL SECTION 3 YORK COUNTY VIRGINI Map Ref:MB 9 PG 221City/Muni/Twp:SPOTSYLVANIA City/Muni/Twp: SPOTSYLVANIA

15	.49Mi.	**224 ASPEN BLVD** **YORKTOWN, VA 23692-4726**	08/07/2025	$464,000	$212	2183	8/4/2	1983	16,683 SF

APN: Q08A-0834-2960 Document #: 250011717
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 24 Subdivision: ADDITION TO EDGEHILL SECTION 3 YORK COUNTY VIRGINI MapRef: MB 9 PG 221 Abbreviated Description: Lot:24 Subdivision:ADDITION TO EDGEHILL SECTION 3 YORK COUNTY VIRGINI Map Ref:MB 9 PG 221

Comparable Sales Chart

% Distribution Sales for Two Years



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.

ICE SiteX Report

OrderID: 98655617

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.	**105 BROKENBRIDGE RD**	**06/16/2011**	$449,200	$449,200	1,789	8/4/2	1962	21,344 SF	
.02Mi.	**107 BROKENBRIDGE RD**	**10/04/2000**	$493,900	$493,900	2,752	8/4/3	1985	21,649 SF	
.02Mi.	**103 BROKENBRIDGE RD**	**11/29/2023**	$498,900	$498,900	2,658	7/4/2	1987	22,651 SF	
.04Mi.	**109 BROKENBRIDGE RD**	**06/21/2005**	$645,400	$645,400	3,308	9/3/3	2006	22,216 SF	
.05Mi.	**102 BROKENBRIDGE RD**	**11/13/2018**	$380,200	$380,200	1,903	6/4/3	1963	19,994 SF	
.05Mi.	**104 BROKENBRIDGE RD**	**01/19/1999**	$342,400	$342,400	1,406	7/3/1	1963	18,731 SF	
.06Mi.	**101 BROKENBRIDGE RD**	**04/17/1972**	$405,600	$405,600	1,586	8/4/2	1972	1 SF	
.06Mi.	**201 BROKENBRIDGE RD**	**03/09/2022**	$371,500	$371,500	1,466	5/3/2	1964	20,909 SF	
.06Mi.	**100 GRAFTON DISTRICT RD**	**09/26/2011**	$396,900	$396,900	2,011	8/4/3	1970	19,863 SF	
.06Mi.	**100 BROKENBRIDGE RD**	**11/18/2010**	$395,200	$395,200	1,935	7/3/2	1971	19,079 SF	
.07Mi.	**203 BROKENBRIDGE RD**	**07/22/2024**	$377,900	$377,900	1,887	7/3/2	1963	21,344 SF	
.08Mi.	**207 COCKLETOWN RD**	**08/14/2019**	$400,200	$400,200	1,876	8/4/2	1985	21,780 SF	
.08Mi.	**101 GRAFTON DISTRICT RD**	**03/04/2005**	$398,200	$398,200	1,840	7/3/2	1968	20,909 SF	
.08Mi.	**301 COCKLETOWN RD**	**01/22/2007**	$350,400	$350,400	1,450	7/3/1	1963	19,994 SF	
.08Mi.	**104 GRAFTON DISTRICT RD**	**01/02/1985**	$433,000	$433,000	2,074	8/3/2	1985	19,994 SF	
.09Mi.	**205 BROKENBRIDGE RD**	**07/08/2020**	$372,000	$372,000	1,657	7/3/2	1974	27,443 SF	

Rent vs. Own

Households Occupied by Renters:	19%	Households Occupied by Owners:	77%

Demographics & Income

Median Age:	46.4 years old	Households:	7,685
Median Household Income:	$112,383	Households w/Family:	75%
Household Income Per Capita:	$51,366	Households w/Family Married:	65%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	34%

School District

School District Zone:	York County Public Schools	Students:	13,105
Number of Schools:	19	Rating:	A+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.85Mi.	**York High School** Number of Students: 947 Student-Teacher Ratio: 13.8 Advanced Placement: Yes	A-	Public	9 - 12
0.78Mi.	**Yorktown Elementary School** Number of Students: 599 Student-Teacher Ratio: 14.61	B+	Public	KG - 5
2.55Mi.	**Yorktown Middle School** Number of Students: 717 Student-Teacher Ratio: 17.47	B	Public	6 - 8

Flood Report

The Subject Property of **105 BROKENBRIDGE RD, YORKTOWN, VA 23692-4711** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	102%	SIMILAR
BURGLARY	70%	NOTABLY LOWER
MOTOR VEHICLE THEFT	105%	SIMILAR
FORCIBLE ROBBERY	105%	SIMILAR
AGGRAVATED ASSAULT	103%	SIMILAR
FORCIBLE RAPE	99%	SIMILAR
MURDER	95%	SIMILAR
OVERALL	93%	SIMILAR

Disaster Alerts

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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ICE SiteX Report

OrderID: 98655617

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