ICE SiteX Report

OrderID: 98815448

SiteX Property Information Report



Subject Property Location

107 PLEASANT VIEW DR, LYNCHBURG, VA 24501-3139

County:	**LYNCHBURG CITY VA**	Census Tract:	0002.05
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	228 03 011	Thomas Bros Pg-Grid:	

Valuation

Value:	**$267,000**	FSD:	6	Common Confidence Score:	90
Value Range:	$250,980 - $283,020	ICE Confidence Score:	94		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$30,000	Market Land Value:	$30,000	Tax Year:	2026
Assd Improvement:	$197,700	Market Improvment Value:	$197,700	Total Taxable Value:	$1,913
Total Assessed Value:	$227,700	Total Assessor Market Value:	$227,700	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 8 Subdivision: ARLINGTON HEIGHTS
Abbreviated Description: PLEASANT VIEW, LOT 8

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	1518 SF	Baths:	1	Fireplace:	
Year Built:	1957	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Brick veneer
Number of Units:		Garage Type:	Carport	Heating:	Baseboard
Number of Stories:	1+B	Number of Cars:		A/C:	Yes
Style:		Basement:	Unfinished Basement	Roof Cover:	Composition Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/31/2026	Sales Price:	$250,282
Document #:	260005701 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	05/06/2025	Sales Price:	$166,822
Document #:	250002699 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	04/22/2025	Loan Amount:	N/A
Document #:	250002355 BK-PG -	Loan Type:	Conventional
Contract Date:	04/18/2025		
TD Due Date:	05/01/2055	Type Finance:	
Legal Description:			

Subdivision: PLEASANT VIEW SUB Map Ref: MB 14 PG 167

Prior Transfer

Recording Date:	04/22/2025	Sales Price:	$254,900

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Document #:	250002354 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	04/18/2025		
Document Type:	Deed		

Legal Description:
Subdivision: PLEASANT VIEW SUB Map Ref: MB 14 PG 167

Mortgage Record

Recording Date:	11/10/2020	Loan Amount:	N/A
Document #:	200008320 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	11/09/2020		
TD Due Date:	12/01/2050	Type Finance:	Fixed Rate

Legal Description:
Subdivision: PLEASANT VIEW Map Ref: 0

Prior Transfer

Recording Date:	11/10/2020	Sales Price:	$169,900
Document #:	200008319 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	11/06/2020		
Document Type:	Deed		

Legal Description:
Subdivision: PLEASANT VIEW Map Ref: PB 14 PG 167

Area Sales Analysis

Total Area Sales	$2,924,485	Median # of Bedrooms	
Median Lot Size	12,240 SF	Median # of Baths	2
Median Living Area	1,553 SF	Median Year Built	2010
Price Range - 2 Yrs	$198,000 to $340,000	Age Range	1 years to 74 years
Median Value	$309,243	Median Age	16 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.1Mi.	**106 BRENLEIGH CT LYNCHBURG, VA 24501-3142**	07/09/2026	$340,000	$225	1514	//	2017	11,021 SF	
		APN: 228 01 023 Document #: 260004457 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 22 Subdivision: PLAT SHOWING SUBDIVISION OF BRENLEIGH GROVE MapRef: CAB 9 SL 362-364 Abbreviated Description: Lot:22 Subdivision:PLAT SHOWING SUBDIVISION OF BRENLEIGH GROVE Map Ref:CAB 9 SL 362-364City/Muni/Twp:LYNCHBURG City/Muni/Twp: LYNCHBURG								
2	.11Mi.	**105 BRENLEIGH CT LYNCHBURG, VA 24501-3143**	08/20/2026	$327,000	$144	2267	//	2019	10,237 SF	
		APN: 228 01 004 Document #: 260005439 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 3 Subdivision: BRENLEIGH GROVE MapRef: MB 362-364 Abbreviated Description: Lot:3 Subdivision:BRENLEIGH GROVE Map Ref:MB 362-364City/Muni/Twp:LYNCHBURG City/Muni/Twp: LYNCHBURG								
3	.16Mi.	**205 BONTERRA PL LYNCHBURG, VA 24501-5192**	08/10/2026	$311,000	$211	1472	//	2018	8,712 SF	
		APN: 228 01 008 Document #: 260005165 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 7 Subdivision: BRENLEIGH GROVE MapRef: DOC 090007409 Abbreviated Description: Lot:7 Subdivision:BRENLEIGH GROVE Map Ref:DOC 090007409City/Muni/Twp:LYNCHBURG City/Muni/Twp: LYNCHBURG								
4	.17Mi.	**128 BRENLEIGH CT LYNCHBURG, VA 24501-3119**	06/29/2026	$255,000	$171	1495	//	2024	436 SF	
		APN: 166 23 027 Document #: 260004209 Document Type: Deed Price Code: A Land Use: Condominium Unit (Residential) Legal: Subdivision: PLAT SHOWING PHASE 1 BRENLEIGH COMMONS CONDOMI Legal Unit: 306 MapRef: DOC 250000286 Abbreviated Description: Subdivision:PLAT SHOWING PHASE 1 BRENLEIGH COMMONS CONDOMI Legal Unit:306 Map Ref:DOC 250000286City/Muni/Twp:LYNCHBURG City/Muni/Twp: LYNCHBURG								
5	.27Mi.	**222 GROVE HILL TER LYNCHBURG, VA 24501-3023**	08/13/2026	$77,500			//		6,578 SF	
		APN: 220 04 054 Document #: 260005255 Document Type: Deed Price Code: Land Use: Residential - Vacant Land Legal: Lot: 31 Subdivision: GROVE HILL SUBDIVISION Abbreviated Description: Lot:31 Subdivision:GROVE HILL SUBDIVISION City/Muni/Twp:LYNCHBURG City/Muni/Twp: LYNCHBURG								
6	.27Mi.	**218 GROVE HILL TER LYNCHBURG, VA 24501-3023**	06/30/2026	$75,000			//		5,271 SF	
		APN: 220 04 055 Document #: 260004240 Document Type: Deed Price Code: A Land Use: Residential - Vacant Land Legal: Lot: 32 Subdivision: GROVE HILL SUBDIVISION MapRef: DOC 260002731S Abbreviated Description: Lot:32 Subdivision:GROVE HILL SUBDIVISION Map Ref:DOC 260002731SCity/Muni/Twp:LYNCHBURG City/Muni/Twp: LYNCHBURG								
7	.28Mi.	**214 GROVE HILL TER LYNCHBURG, VA 24501-3024**	10/19/2026	$298,570			//		7,405 SF	
		APN: 220 04 056 Document #: 260006724 Document Type: Deed Price Code: A Land Use: Residential - Vacant Land Legal: Lot: 33 Subdivision: GROVE HILL SUBDIVISION Abbreviated Description: Lot:33 Subdivision:GROVE HILL SUBDIVISION City/Muni/Twp:LYNCHBURG City/Muni/Twp: LYNCHBURG								
8	.3Mi.	**206 GROVE HILL TER LYNCHBURG, VA 24501-3024**	10/02/2026	$302,985			//		6,011 SF	
		APN: 220 04 058 Document #: 260006439 Document Type: Deed Price Code: A Land Use: Residential - Vacant Land Legal: Lot: 35 Subdivision: GROVE HILL SUBDIVISION Abbreviated Description: Lot:35 Subdivision:GROVE HILL SUBDIVISION City/Muni/Twp:LYNCHBURG City/Muni/Twp: LYNCHBURG								
9	.3Mi.	**210 GROVE HILL TER LYNCHBURG, VA 24501-3024**	09/22/2026	$259,990			//		7,318 SF	
		APN: 220 04 057 Document #: 260006159								

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Document Type: Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 34 Subdivision: GROVE HILL SUBDIVISION MapRef: DOC 260002731 Abbreviated Description: Lot:34 Subdivision:GROVE HILL SUBDIVISION Map Ref:DOC 260002731City/Muni/Twp:LYNCHBURG City/Muni/Twp: LYNCHBURG

10	.31Mi.	**202 GROVE HILL TER** **LYNCHBURG, VA 24501-3024**	09/11/2026	$323,426			//		5,358 SF

APN: 220 04 059 Document #: 260005944
Document Type: Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 36 Subdivision: GROVE HILL SUBDIVISION MapRef: DOC 260002731 Abbreviated Description: Lot:36 Subdivision:GROVE HILL SUBDIVISION Map Ref:DOC 260002731City/Muni/Twp:LYNCHBURG City/Muni/Twp: LYNCHBURG

11	.32Mi.	**198 GROVE HILL TER** **LYNCHBURG, VA 24501-3024**	09/11/2026	$319,320			//		6,403 SF

APN: 220 04 060 Document #: 260005942
Document Type: Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 37 Subdivision: GROVE HILL SUBDIVISION MapRef: DOC 26002731 Abbreviated Description: Lot:37 Subdivision:GROVE HILL SUBDIVISION Map Ref:DOC 26002731City/Muni/Twp:LYNCHBURG City/Muni/Twp: LYNCHBURG

12	.32Mi.	**2009 LAKESIDE DR** **LYNCHBURG, VA 24501-3141**	08/18/2026	$225,000	$156	1442	4//2	2007	1,394 SF

APN: 228 09 013 Document #: 260005356
Document Type: Bargain and Sale Deed Price Code:
Land Use: Townhouse (Residential)
Legal: Lot: 8 Subdivision: CRESCENTWOOD TOWN HOMES MapRef: DOC 060012161 Abbreviated Description: Lot:8 Subdivision:CRESCENTWOOD TOWN HOMES Map Ref:DOC 060012161

13	.34Mi.	**3819 MOORMAN DR** **LYNCHBURG, VA 24501-3133**	09/22/2026	$253,000	$100	2530	9//2	1954	SF

APN: 165 02 018 Document #: 260006178
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 39-42&84 Subdivision: NESTER LOTS MapRef: MB 12 PG 105 Abbreviated Description: Lot:39-42&84 Subdivision:NESTER LOTS Map Ref:MB 12 PG 105Abbreviated Description:PORTION LOT84 City/Muni/Twp:LYNCHBURG City/Muni/Twp: LYNCHBURG

14	.34Mi.	**182 GROVE HILL TER** **LYNCHBURG, VA 24501-3024**	07/02/2026	$324,985	$196	1660	//	2025	4,748 SF

APN: 220 04 064 Document #: 260004335
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 41 Subdivision: GROVE HILL SUBDIVISION Abbreviated Description: Lot:41 Subdivision:GROVE HILL SUBDIVISION City/Muni/Twp:LYNCHBURG City/Muni/Twp: LYNCHBURG

15	.34Mi.	**186 GROVE HILL TER** **LYNCHBURG, VA 24501-3024**	06/29/2026	$324,000	$195	1660	//	2025	4,443 SF

APN: 220 04 063 Document #: 260004202
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 40 Subdivision: GROVE HILL SUBDIVISION MapRef: DOC 23000687 Abbreviated Description: Lot:40 Subdivision:GROVE HILL SUBDIVISION Map Ref:DOC 23000687City/Muni/Twp:LYNCHBURG City/Muni/Twp: LYNCHBURG

16	.35Mi.	**29 WESTDALE DR** **LYNCHBURG, VA 24501-3004**	10/01/2026	$154,900	$132	1170	4//2	1974	SF

APN: 220 05 153 Document #: 260006383
Document Type: Bargain and Sale Deed Price Code: A
Land Use: Townhouse (Residential)
Legal: Lot: 153 Subdivision: TOWNHOUSE SUBDIVISION OF THREE FOUNTAINS CAMPBELL MapRef: MB 21 PG 56-65 Abbreviated Description: Lot:153 Subdivision:TOWNHOUSE SUBDIVISION OF THREE FOUNTAINS CAMPBELL Map Ref:MB 21 PG 56-65City/Muni/Twp:LYNCHBURG City/Muni/Twp: LYNCHBURG

17	.39Mi.	**3621 MONTRIDGE PL** **LYNCHBURG, VA 24501-3129**	08/19/2026	$314,450	$176	1784	8//2	1953	SF

APN: 165 04 011 Document #: 260005416
Document Type: Deed Price Code: A
Land Use: Duplex (2 units, any combination)
Legal: Lot: 63-67 Subdivision: AMENDED MAP OF ELLA C MOORMAN TRACT MapRef: MB 7 PG 29 Abbreviated Description: Lot:63-67 Subdivision:AMENDED MAP OF ELLA C MOORMAN TRACT Map Ref:MB 7 PG 29Abbreviated Description:PORTION LOT63 City/Muni/Twp:LYNCHBURG City/Muni/Twp: LYNCHBURG

18	.41Mi.	**2009 LAKESIDE DR** **LYNCHBURG, VA 24501-3145**	10/05/2026	$262,000	$152	1720	//	2016	2,483 SF

APN: 228 09 033 Document #: 260006463
Document Type: Bargain and Sale Deed Price Code: A
Land Use: Exempt (full or partial)
Legal: Lot: 28 Subdivision: CRESCENTWOOD TOWN HOMES Legal Unit: 400 MapRef: CAB 8 SL 375-&376 Abbreviated Description: Lot:28 Subdivision:CRESCENTWOOD TOWN HOMES Legal Unit:400 Map Ref:CAB 8 SL 375-&376City/Muni/Twp:LYNCHBURG City/Muni/Twp: LYNCHBURG

19	.43Mi.	**225 LEGACY OAKS CIR** **LYNCHBURG, VA 24501-3743**	11/02/2026	$373,000	$138	2711	7//3	2008	6,011 SF

APN: 166 25 082 Document #: 260007012
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 82 Subdivision: LEGACY OAKS MapRef: CAB 6 SL 364-366 Abbreviated Description: Lot:82 Subdivision:LEGACY OAKS Map Ref:CAB 6 SL 364-366City/Muni/Twp:LYNCHBURG City/Muni/Twp: LYNCHBURG

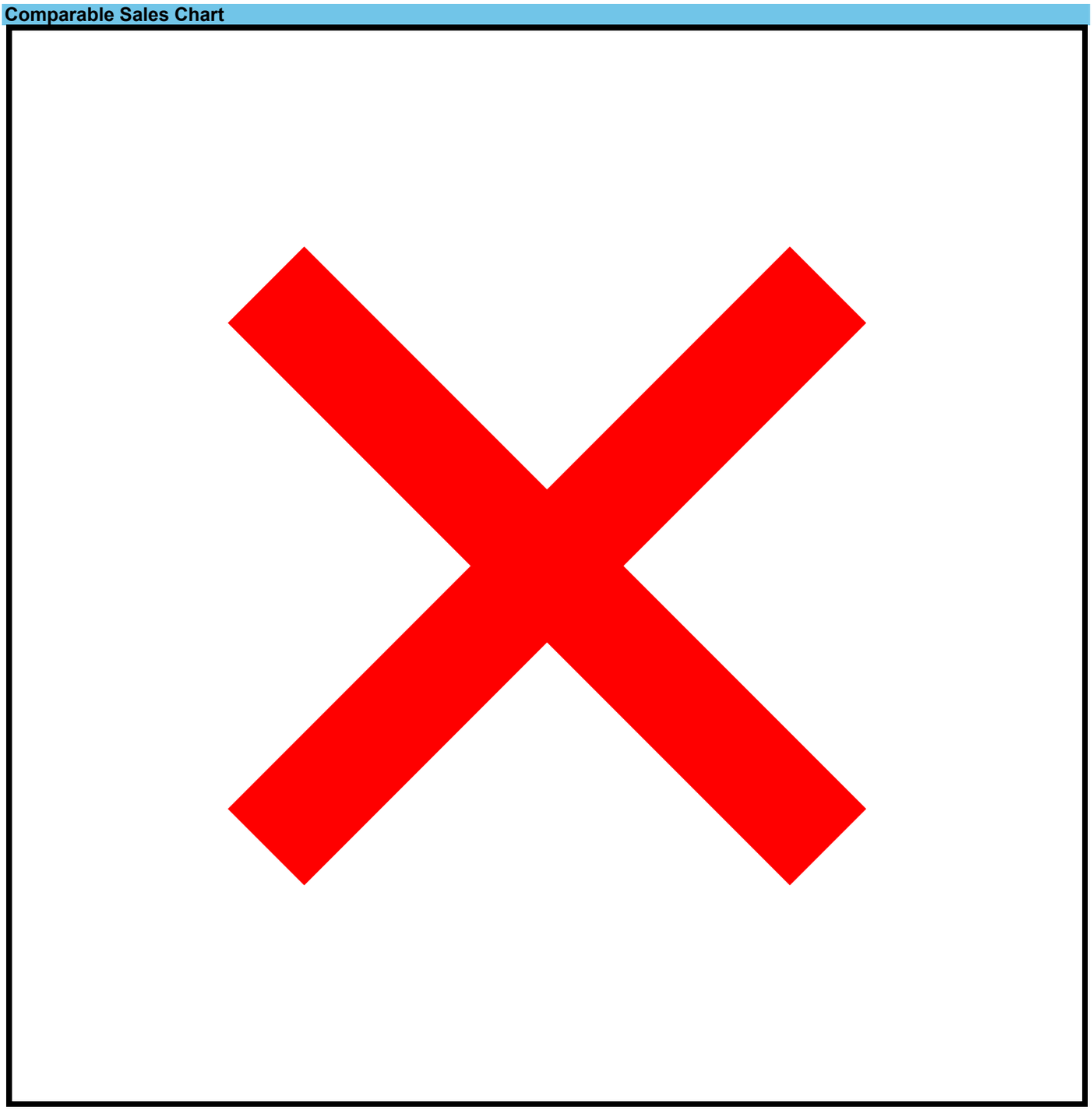
20	.46Mi.	**3620 MONTRIDGE PL** **LYNCHBURG, VA 24501-3130**	09/30/2026	$140,000	$81	1722	8//3	1954	37,679 SF

APN: 165 05 008 Document #: 260006351
Document Type: Deed Price Code:
Land Use: Duplex (2 units, any combination)
Legal: Lot: 30 Subdivision: RESUBDIVISION PLAT SHOWING PARCEL A FORMER MapRef: MB 883 PG 7 Abbreviated Description: Lot:30 Subdivision:RESUBDIVISION PLAT SHOWING PARCEL A FORMER Map Ref:MB 883 PG 7City/Muni/Twp:LYNCHBURG City/Muni/Twp: LYNCHBURG

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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.

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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.	**107 PLEASANT VIEW DR**	**04/22/2025**	$227,700	$227,700	1,518	6//1	1957		
.03Mi.	**109 PLEASANT VIEW DR**	**05/05/2023**	$235,200	$235,200	1,513	5//1	1960	20,647 SF	
.03Mi.	**105 PLEASANT VIEW DR**	**07/01/1983**	$210,300	$210,300	1,338	5//1	1959		
.03Mi.	**100 BRENLEIGH CT**	**05/02/2016**	$153,600	$153,600	957	5//1	1969	37,418 SF	
.05Mi.	**103 PLEASANT VIEW DR**	**08/02/2022**	$244,900	$244,900	1,361	5//1	1963		
.05Mi.	**104 PLEASANT VIEW DR**	**09/01/2022**	$236,400	$236,400	1,773	5//2	1960	24,786 SF	
.07Mi.	**106 PLEASANT VIEW DR**	**09/03/2008**	$238,400	$238,400	1,833	5//2	1962		
.07Mi.	**101 PLEASANT VIEW DR**	**06/29/2018**	$265,800	$265,800	1,896	6//2	1960		
.07Mi.	**101 BRENLEIGH CT**	**01/22/2019**	$282,700	$282,700	1,548		2019	28,227 SF	
.08Mi.	**108 PLEASANT VIEW DR**	**01/02/2025**	$279,500	$279,500	1,846	7//2	1961	1 SF	P
.09Mi.	**104 BRENLEIGH CT**	**04/24/2023**	$291,900	$291,900	1,484		2018	25,091 SF	
.1Mi.	**102 PLEASANT VIEW DR**	**07/15/1991**	$196,400	$196,400	1,517	6//2	1959		
.1Mi.	**200 LEMON DR**	**07/27/1979**	$230,200	$230,200	1,786	6//2	1952		
.1Mi.	**106 BRENLEIGH CT**	**07/09/2026**	$319,800	$319,800	1,514		2017	11,021 SF	
.1Mi.	**202 LEMON DR**	**08/07/2025**	$194,200	$194,200	1,162	5//1	1952	12,632 SF	
.1Mi.	**103 BRENLEIGH CT**	**12/11/2017**	$301,100	$301,100	1,542		2017	8,233 SF	

Rent vs. Own

Households Occupied by Renters:	49%	Households Occupied by Owners:	39%

Demographics & Income

Median Age:	33.4 years old	Households:	10,843
Median Household Income:	$51,246	Households w/Family:	59%
Household Income Per Capita:	$28,768	Households w/Family Married:	32%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

School District Zone:	Lynchburg City Public Schools	Students:	7,657
Number of Schools:	20	Rating:	D-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.31Mi.	**Perrymont Elementary School** Number of Students: 377 Student-Teacher Ratio: 12.57	F	Public	PK - 5
3.08Mi.	**P. L. Dunbar Middle School** Number of Students: 531 Student-Teacher Ratio: 11.54	D+	Public	6 - 8
1.99Mi.	**E. C. Glass High School** Number of Students: 1,220 Student-Teacher Ratio: 13.56 Advanced Placement: Yes	C	Public	9 - 12

Flood Report

The Subject Property of **107 PLEASANT VIEW DR, LYNCHBURG, VA 24501-3139** 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	125%	HIGHER
BURGLARY	114%	HIGHER
MOTOR VEHICLE THEFT	133%	NOTABLY HIGHER
FORCIBLE ROBBERY	117%	HIGHER
AGGRAVATED ASSAULT	101%	SIMILAR
FORCIBLE RAPE	111%	HIGHER
MURDER	125%	HIGHER
OVERALL	118%	HIGHER

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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