ICE SiteX Report

OrderID: 98722691

SiteX Property Information Report



Subject Property Location

1120 LOVELAND LN, VIRGINIA BEACH, VA 23454-5644

County:	**VIRGINIA BEACH CITY VA**	Census Tract:	518100454.082017
Property Use:	Single Family Residential	Zoning:	PDH1
Parcel Number:	24153481500000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$351,000**	FSD:	9	Common Confidence Score:	70
Value Range:	$319,410 - $382,590	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	D05
Assd Land Value:	$142,000	Market Land Value:	$142,000	Tax Year:	2026
Assd Improvement:	$87,300	Market Improvment Value:	$87,300	Total Taxable Value:	$2,224
Total Assessed Value:	$229,300	Total Assessor Market Value:	$229,300	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 2 Subdivision: DAM NECK ESTATES Map Ref: PM K124
Abbreviated Description: DAM NECK ESTATES PHASE III LOT 2

Property Characteristics

Lot Size:		Bedrooms:	3	Pool:	
Building Area:	1198 SF	Baths:	2	Fireplace:	Yes
Year Built:	1984	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Attached	Heating:	Forced Air
Number of Stories:	1	Number of Cars:	1	A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	12/27/2023	Loan Amount:	N/A
Document #:	202303049866 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	12/01/2043	Type Finance:	

Legal Description:
Lot: 2 Subdivision: DAM NECK ESTATES Phase No: III
City/Muni/Twp: VIRGINIA BEACH

Prior Transfer

Recording Date:	03/29/2022	Sales Price:	$229,625
Document #:	202203018765 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/18/2022	Loan Amount:	N/A
Document #:	202203016716 BK-PG -	Loan Type:	New Conventional
TD Due Date:	04/01/2052	Type Finance:	ADJ

Legal Description:
Lot: 2 Subdivision: SUBDIVISION OF DAM NECK ESTATES PHASE III PRINCESS
City/Muni/Twp: VIRGINIA BEACH

Mortgage Record

Recording Date:	12/22/2020	Loan Amount:	N/A

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Document #:	202000118471 BK-PG -	Loan Type:	VA
TD Due Date:	01/01/2051	Type Finance:	ADJ

Legal Description:
Lot: 2 Subdivision: SUBDIVISION OF DAM NECK ESTATES PHASE III PRINCESS
City/Muni/Twp: VIRGINIA BEACH

Mortgage Record

Recording Date:	08/08/2018	Loan Amount:	N/A
Document #:	20180808000654270 BK-PG -	Loan Type:	VA
TD Due Date:	09/01/2048	Type Finance:	FIX

Legal Description:
Lot: 2 Subdivision: DAM NECK ESTATES SD

Mortgage Record

Recording Date:	12/06/2010	Loan Amount:	N/A
Document #:	BK-PG 201012060-1280300	Loan Type:	VA
TD Due Date:	12/01/2040	Type Finance:	FIX

Legal Description:

Prior Transfer

Recording Date:	12/21/1998	Sales Price:	$88,000
Document #:	BK-PG 3960 -1962	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 2 Subdivision: DAM NECK ESTATES Map Ref: PM K124
Abbreviated Description: DAM NECK ESTATES PHASE III LOT 2

Prior Transfer

Recording Date:	05/15/1996	Sales Price:	$80,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$6,397,200	Median # of Bedrooms	4
Median Lot Size	SF	Median # of Baths	2
Median Living Area	1,711 SF	Median Year Built	1985
Price Range - 2 Yrs	$355,000 to $675,000	Age Range	2 years to 43 years
Median Value	$421,750	Median Age	41 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.14Mi.	**1705 GALLERY AVE** **VIRGINIA BEACH, VA 23454-5649**	10/21/2025	$390,000	$270	1441	8/4/2	1984	SF	

APN: 24154304400000 Document #: 202503043309
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 40 Subdivision: SUBDIVISION OF DAM NECK ESTATES PHASE III PRINCESS MapRef: MB 169 PG 42 Abbreviated Description: Lot:40 Subdivision:SUBDIVISION OF DAM NECK ESTATES PHASE III PRINCESS Map Ref:MB 169 PG 42City/Muni/Twp:VIRGINIA BEACH City/Muni/Twp: VIRGINIA BEACH

2	.19Mi.	**1608 RECHTER CT** **VIRGINIA BEACH, VA 23454-6202**	10/20/2025	$396,000	$330	1198	7/3/2	1984	SF	

APN: 24153351660000 Document #: 202503043048
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 47 Subdivision: SUBDIVISION OF DAM NECK ESTATES PHASE IV MapRef: MB 173 PG 57 Abbreviated Description: Lot:47 Subdivision:SUBDIVISION OF DAM NECK ESTATES PHASE IV Map Ref:MB 173 PG 57City/Muni/Twp:VIRGINIA BEACH City/Muni/Twp: VIRGINIA BEACH

3	.12Mi.	**1101 HUBBELL DR** **VIRGINIA BEACH, VA 23454-5635**	09/26/2025	$370,000	$308	1198	7/3/2	1983	SF	

APN: 24154349970000 Document #: 202503039723
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 15 Subdivision: SUBDIVISION OF DAM NECK ESTATES SECTION ONE E PRIN MapRef: MB 162 PG 21 Abbreviated Description: Lot:15 Subdivision:SUBDIVISION OF DAM NECK ESTATES SECTION ONE E PRIN Map Ref:MB 162 PG 21City/Muni/Twp:VIRGINIA BEACH City/Muni/Twp: VIRGINIA BEACH

4	.54Mi.	**1828 CASTLETON CT** **VIRGINIA BEACH, VA 23454-5765**	09/26/2025	$464,000	$305	1517	8/3/3	1987	SF	

APN: 24154174100000 Document #: 202503039700
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 20 Subdivision: CULVER ACRES MapRef: MB 2658 PG 684&685 Abbreviated Description: Lot:20 Subdivision:CULVER ACRES Map Ref:MB 2658 PG 684&685City/Muni/Twp:VIRGINIA BEACH City/Muni/Twp: VIRGINIA BEACH

5	.21Mi.	**1620 WALSH CT** **VIRGINIA BEACH, VA 23454-6201**	09/04/2025	$355,000	$296	1198	5/3/2	1985	SF	

APN: 24153321870000 Document #: 202503036063
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 64 Subdivision: SUBDIVISION OF DAM NECK ESTATES PHASE IV PRINCESS MapRef: MB 173 PG 57 Abbreviated Description: Lot:64 Subdivision:SUBDIVISION OF DAM NECK ESTATES PHASE IV PRINCESS Map Ref:MB 173 PG 57City/Muni/Twp:VIRGINIA BEACH City/Muni/Twp: VIRGINIA BEACH

6	.13Mi.	**1100 BALCH PL** **VIRGINIA BEACH, VA 23454-5639**	08/25/2025	$408,500	$215	1896	7/4/2	1983	SF	

APN: 24154452230000 Document #: 202503034302
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 25 Subdivision: SUBDIVISION OF DAM NECK ESTATES SECTION ONE A PRIN MapRef: MB 156 PG 20 Abbreviated Description: Lot:25 Subdivision:SUBDIVISION OF DAM NECK ESTATES SECTION ONE A PRIN Map Ref:MB 156 PG 20City/Muni/Twp:VIRGINIA BEACH City/Muni/Twp: VIRGINIA BEACH

7	.33Mi.	**1055 OLD DAM NECK RD**	08/15/2025	$670,000	$276	2420	9/4/2	2024	SF	

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VIRGINIA BEACH, VA 23454-5715
APN: 24155454420000 Document #: 202503032988
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:VIRGINIA BEACH City/Muni/Twp: VIRGINIA BEACH

8	.47Mi.	**1879 EASTBORNE DR**	08/13/2025	$489,000	$226	2158	7/3/2	1988	SF

VIRGINIA BEACH, VA 23454-5777
APN: 24155231780000 Document #: 202503032310
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 16 Block: H Subdivision: SUBDIVISION OF UPTON ESTATES PHASE TWO B PRINCESS MapRef: MB 2578 PG 926 Abbreviated Description: Lot:16 Block:H Subdivision:SUBDIVISION OF UPTON ESTATES PHASE TWO B PRINCESS Map Ref:MB 2578 PG 926City/Muni/Twp:VIRGINIA BEACH City/Muni/Twp: VIRGINIA BEACH

9	.66Mi.	**1868 BLAIRMORE ARCH**	07/31/2025	$435,000	$270	1608	4/4/2	1989	SF

VIRGINIA BEACH, VA 23454-6708
APN: 24155193840000 Document #: 202503030632
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 19 Block: D Subdivision: SUBDIVISION OF OCEAN LAKES PHASE ONE SECTION ONE MapRef: MB 2458 PG 2189-2194 Abbreviated Description: Lot:19 Block:D Subdivision:SUBDIVISION OF OCEAN LAKES PHASE ONE SECTION ONE Map Ref:MB 2458 PG 2189-2194City/Muni/Twp:VIRGINIA BEACH City/Muni/Twp: VIRGINIA BEACH

10	.52Mi.	**1907 EASTBORNE DR**	07/25/2025	$530,000	$245	2158	7/4/2	1989	SF

VIRGINIA BEACH, VA 23454-5779
APN: 24155271630000 Document #: 202503029677
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: SUBDIVISION OF UPTON ESTATES PHASE TWO B PRINCESS MapRef: MB 2578 PG 926 Abbreviated Description: Subdivision:SUBDIVISION OF UPTON ESTATES PHASE TWO B PRINCESS Map Ref:MB 2578 PG 926City/Muni/Twp:VIRGINIA BEACH City/Muni/Twp: VIRGINIA BEACH

11	.37Mi.	**1737 EASTBORNE DR**	07/09/2025	$361,700	$216	1667	7/4/2	1986	SF

VIRGINIA BEACH, VA 23454-5736
APN: 24155481140000 Document #: 202503027061
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 10 Block: F Subdivision: SUBDIVISION OF UPTON ESTATES PHASE ONE B PRINCESS Phase No: 1 MapRef: MB 2450 PG 507 Abbreviated Description: Lot:10 Block:F Subdivision:SUBDIVISION OF UPTON ESTATES PHASE ONE B PRINCESS Phase No:1 Map Ref:MB 2450 PG 507City/Muni/Twp:VIRGINIA BEACH City/Muni/Twp: VIRGINIA BEACH

12	.53Mi.	**1579 HUMMINGBIRD LN**	07/02/2025	$403,000	$229	1754	7/4/2	1984	SF

VIRGINIA BEACH, VA 23454-5622
APN: 24152687100000 Document #: 202503026248
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 279A Subdivision: RESUBDIVISION OF LOTS 205 206 ARID LOTS 263 THROUG MapRef: MB 162 PG 23 Abbreviated Description: Lot:279A Subdivision:RESUBDIVISION OF LOTS 205 206 ARID LOTS 263 THROUG Map Ref:MB 162 PG 23City/Muni/Twp:VIRGINIA BEACH City/Muni/Twp: VIRGINIA BEACH

13	.32Mi.	**1051 OLD DAM NECK RD**	06/17/2025	$675,000	$278	2420	9/4/2	2024	SF

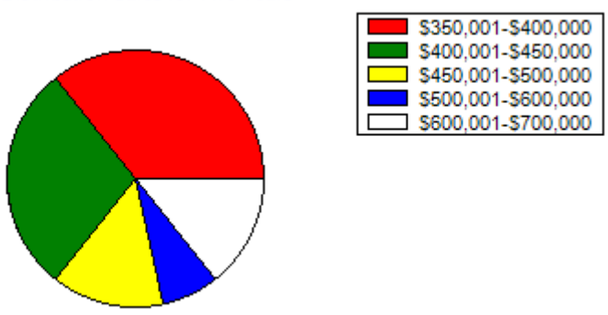
VIRGINIA BEACH, VA 23454-5715
APN: 24155453030000 Document #: 202503023694
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: AMENDED SUBDIVISION PLAT OF GENERAL EDISON ASSOCIA MapRef: MB 2665 PG 1878 Abbreviated Description: Lot:3 Subdivision:AMENDED SUBDIVISION PLAT OF GENERAL EDISON ASSOCIA Map Ref:MB 2665 PG 1878City/Muni/Twp:VIRGINIA BEACH City/Muni/Twp: VIRGINIA BEACH

14	.16Mi.	**1600 WALSH CT**	06/16/2025	$450,000	$211	2126	7/3/3	1984	SF

VIRGINIA BEACH, VA 23454-6201
APN: 24153334230000 Document #: 202503023451
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 59 Subdivision: SUBDIVISION OF DAM NECK ESTATES PHASE IV PRINCESS MapRef: MB 173 PG 57 Abbreviated Description: Lot:59 Subdivision:SUBDIVISION OF DAM NECK ESTATES PHASE IV PRINCESS Map Ref:MB 173 PG 57City/Muni/Twp:VIRGINIA BEACH City/Muni/Twp: VIRGINIA BEACH

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.

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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.	**1120 LOVELAND LN**	**12/21/1998**	$229,300	$229,300	1,198	5/3/2	1984		
.01Mi.	**1116 LOVELAND LN**	**08/24/2020**	$366,600	$366,600	1,840	7/5/2	1984		
.01Mi.	**1124 LOVELAND LN**	**02/01/2021**	$372,300	$372,300	1,840	7/5/2	1984		
.02Mi.	**1112 LOVELAND LN**	**08/19/1993**	$366,600	$366,600	1,840	7/5/2	1984		
.02Mi.	**1137 HUBBELL DR**	**02/22/2023**	$356,100	$356,100	1,636	7/4/2	1983		
.02Mi.	**1141 HUBBELL DR**	**01/17/2007**	$321,000	$321,000	1,372	6/3/2	1983		
.02Mi.	**1133 HUBBELL DR**	**03/01/2022**	$368,100	$368,100	1,372	7/4/2	1983		
.03Mi.	**1620 CASSELL ST**	**07/28/2003**	$396,200	$396,200	1,840	7/5/2	1984		Yes
.03Mi.	**1129 HUBBELL DR**	**02/27/2013**	$301,300	$301,300	1,092	6/3/2	1983		
.03Mi.	**1108 LOVELAND LN**	**07/26/2019**	$367,000	$367,000	1,750	8/4/2	1984		
.03Mi.	**1609 CASSELL ST**	**03/13/1996**	$378,900	$378,900	1,813	6/4/2	1985		
.03Mi.	**1613 CASSELL ST**	**01/17/2017**	$341,400	$341,400	1,441	8/4/2	1984		
.04Mi.	**1605 CASSELL ST**	**11/28/2012**	$310,000	$310,000	1,232	6/3/2	1985		
.04Mi.	**1624 CASSELL ST**	**12/11/2007**	$331,900	$331,900	1,380	5/3/2	1984		
.04Mi.	**1125 HUBBELL DR**	**06/12/2026**	$298,000	$298,000	1,092	6/3/2	1983		
.04Mi.	**1113 LOVELAND LN**	**08/26/2008**	$314,400	$314,400	1,198	7/3/2	1983		

Rent vs. Own

Households Occupied by Renters:	34%	Households Occupied by Owners:	63%

Demographics & Income

Median Age:	39.6 years old	Households:	21,996
Median Household Income:	$99,596	Households w/Family:	66%
Household Income Per Capita:	$46,084	Households w/Family Married:	50%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	30%

School District

School District Zone:	Virginia Beach City Public Schools	Students:	64,731
Number of Schools:	88	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.40Mi.	**Corporate Landing Elemntary School** Number of Students: 415 Student-Teacher Ratio: 12.31	B	Public	PK - 5
0.56Mi.	**Corporate Landing Middle School** Number of Students: 995 Student-Teacher Ratio: 15.69	B-	Public	6 - 8
1.45Mi.	**Ocean Lakes High School** Number of Students: 1,834 Student-Teacher Ratio: 17.24 Advanced Placement: Yes	A+	Public	9 - 12

Flood Report

The Subject Property of **1120 LOVELAND LN, VIRGINIA BEACH, VA 23454-5644** 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	99%	SIMILAR
BURGLARY	67%	NOTABLY LOWER
MOTOR VEHICLE THEFT	91%	LOWER
FORCIBLE ROBBERY	101%	SIMILAR
AGGRAVATED ASSAULT	72%	NOTABLY LOWER
FORCIBLE RAPE	86%	LOWER
MURDER	92%	SIMILAR
OVERALL	76%	NOTABLY LOWER

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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