ICE SiteX Report

OrderID: 98665665

SiteX Property Information Report



Subject Property Location

113 FAIRVIEW CIR N, PORTSMOUTH, VA 23702-1600

County:	**PORTSMOUTH CITY VA**	Census Tract:	517402125.001007
Property Use:	Single Family Residential	Zoning:	UR
Parcel Number:	0480-0140	Thomas Bros Pg-Grid:	

Valuation

Value:	**$212,000**	FSD:	29	Common Confidence Score:	23
Value Range:	$150,520 - $273,480	ICE Confidence Score:	71		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$71,880	Market Land Value:	$71,880	Tax Year:	2025
Assd Improvement:	$114,910	Market Improvment Value:	$114,910	Total Taxable Value:	$2,382
Total Assessed Value:	$186,790	Total Assessor Market Value:	$186,790	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Subdivision: FAIRVIEW HEIGHTS
Abbreviated Description: LT 70 FAIRVIEW HTS

Property Characteristics

Lot Size:	9,148 SF	Bedrooms:	2	Pool:	
Building Area:	1462 SF	Baths:	1	Fireplace:	
Year Built:	1943	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	5	Ext Walls:	
Number of Units:	1	Garage Type:	Detached	Heating:	Central
Number of Stories:	2	Number of Cars:	1	A/C:	Yes
Style:	Cape Cod	Basement:		Roof Cover:	Asphalt
		Foundation:	I	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	08/28/2025	Loan Amount:	N/A
Document #:	202509130 BK-PG -	Loan Type:	FHA
TD Due Date:	09/01/2053	Type Finance:	

Legal Description:
Lot: 70 Subdivision: FAIRVIEW HEIGHTS
City/Muni/Twp: DEEP CREEK

Prior Transfer

Recording Date:	04/10/2025	Sales Price:	$175,559
Document #:	202503637 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/11/2023	Sales Price:	$220,000
Document #:	202308687 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	08/25/2023		
Document Type:			

Legal Description:
Lot: 70 Subdivision: FAIRVIEW HEIGHTS

Prior Transfer

Recording Date:		Sales Price:	N/A

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Document #:	D202308687 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Subdivision: FAIRVIEW HEIGHTS
Abbreviated Description: LT 70 FAIRVIEW HTS

Area Sales Analysis

Total Area Sales	$3,058,997	Median # of Bedrooms	3
Median Lot Size	8,276 SF	Median # of Baths	1
Median Living Area	1,014 SF	Median Year Built	1943
Price Range - 2 Yrs	$165,000 to $327,300	Age Range	63 years to 90 years
Median Value	$234,900	Median Age	83 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.14Mi.	**4309 DEEP CREEK BLVD** **PORTSMOUTH, VA 23702-1621**	09/11/2026	$244,000	$312	780	5/2/1	1951	7,841 SF	
		APN: 0462-0150 Document #: 202610028 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 35 Block: A Subdivision: PLAT OF BLOCK A AND F PLAT OF WEST CRADDOCK NORFOL MapRef: MB 33 PG 29 Abbreviated Description: Lot:35 Block:A Subdivision:PLAT OF BLOCK A AND F PLAT OF WEST CRADDOCK NORFOL Map Ref:MB 33 PG 29City/Muni/Twp:PORTSMOUTH City/Muni/Twp: PORTSMOUTH								
2	.12Mi.	**204 FAIRVIEW CIR N** **PORTSMOUTH, VA 23702-1628**	09/09/2026	$165,000	$141	1170	5/3/1	1943	8,276 SF	
		APN: 0479-0150 Document #: 202609881 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Subdivision: FAIRVIEW HEIGHTS MapRef: MB 26 PG 60 Abbreviated Description: Lot:10 Subdivision:FAIRVIEW HEIGHTS Map Ref:MB 26 PG 60City/Muni/Twp:PORTSMOUTH City/Muni/Twp: PORTSMOUTH								
3	.14Mi.	**4008 DEEP CREEK BLVD** **PORTSMOUTH, VA 23702-1616**	08/10/2026	$275,000	$232	1182	5/3/2	1963	9,583 SF	
		APN: 0477-1010 Document #: 202608802 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Block: E MapRef: MB 17 PG 76 Abbreviated Description: Lot:7 Block:E Map Ref:MB 17 PG 76City/Muni/Twp:PORTSMOUTH City/Muni/Twp: PORTSMOUTH								
4	.12Mi.	**22 FAIRVIEW CIR S** **PORTSMOUTH, VA 23702-1637**	07/17/2026	$327,300	$210	1552	7/3/1	1943	8,276 SF	
		APN: 0479-0070 Document #: 202607853 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 85 Subdivision: FAIRVIEW HEIGHTS MapRef: MB 26 PG 60 Abbreviated Description: Lot:85 Subdivision:FAIRVIEW HEIGHTS Map Ref:MB 26 PG 60City/Muni/Twp:PORTSMOUTH City/Muni/Twp: PORTSMOUTH								
5	.17Mi.	**708 ENDICOTTE RD** **PORTSMOUTH, VA 23702-2020**	06/26/2026	$172,900	$240	720	4/2/1	1958	8,712 SF	
		APN: 0459-0080 Document #: 202606955 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 54 Block: B Subdivision: PLAT OF LOTS 43 TO 55 INCLUSIVE BLOCK B Abbreviated Description: Lot:54 Block:B Subdivision:PLAT OF LOTS 43 TO 55 INCLUSIVE BLOCK B City/Muni/Twp:PORTSMOUTH City/Muni/Twp: PORTSMOUTH								
6	.14Mi.	**2629 GREENWOOD DR** **PORTSMOUTH, VA 23702-1609**	06/05/2026	$303,000	$181	1668	7/4/2	1936	6,098 SF	
		APN: 0477-0830 Document #: 202606177 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 55&57 Subdivision: SOUTH HIGHLANDS 2 Abbreviated Description: Lot:55&57 Subdivision:SOUTH HIGHLANDS 2 City/Muni/Twp:PORTSMOUTH City/Muni/Twp: PORTSMOUTH								
7	.11Mi.	**4320 DEEP CREEK BLVD** **PORTSMOUTH, VA 23702-1622**	05/27/2026	$234,900	$204	1146	7//1	1943	13,068 SF	
		APN: 0480-0440 Document #: 202605698 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 41 Subdivision: FAIRVIEW HEIGHTS MapRef: MB 26 PG 60 Abbreviated Description: Lot:41 Subdivision:FAIRVIEW HEIGHTS Map Ref:MB 26 PG 60								
8	.06Mi.	**14 FAIRVIEW CIR S** **PORTSMOUTH, VA 23702-1638**	04/28/2026	$192,000	$189	1014	5/2/1	1943	10,890 SF	
		APN: 0480-0220 Document #: 202604585 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 61 Subdivision: FAIRVIEW HEIGHTS MapRef: MB 26 PG 60 Abbreviated Description: Lot:61 Subdivision:FAIRVIEW HEIGHTS Map Ref:MB 26 PG 60City/Muni/Twp:PORTSMOUTH City/Muni/Twp: PORTSMOUTH								
9	.13Mi.	**4109 DEEP CREEK BLVD** **PORTSMOUTH, VA 23702-1617**	03/30/2026	$220,000	$223	984	5/2/1	1953	6,970 SF	
		APN: 0466-0400 Document #: 202603348 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4&5 Block: D Subdivision: VIRGINIA PLACE MapRef: MB 17 PG 73 Abbreviated Description: Lot:4&5 Block:D Subdivision:VIRGINIA PLACE Map Ref:MB 17 PG 73City/Muni/Twp:CHESAPEAKE City/Muni/Twp: CHESAPEAKE								
10	.13Mi.	**207 FAIRVIEW CIR N** **PORTSMOUTH, VA 23702-1627**	03/27/2026	$270,000	$196	1371	8/4/1	1943	10,454 SF	
		APN: 0479-0030 Document #: 202603260 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 81 Subdivision: FAIRVIEW HEIGHTS MapRef: MB 26 PG 60 Abbreviated Description: Lot:81 Subdivision:FAIRVIEW HEIGHTS Map Ref:MB 26 PG 60City/Muni/Twp:CHESAPEAKE City/Muni/Twp: CHESAPEAKE								
11	.07Mi.	**605 FAIRVIEW LN** **PORTSMOUTH, VA 23702-1629**	02/05/2026	$239,897	$280	854	5/3/2	1943	11,326 SF	
		APN: 0480-0320 Document #: 202601311 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 50 Subdivision: FAIRVIEW HEIGHTS Abbreviated Description: Lot:50 Subdivision:FAIRVIEW HEIGHTS City/Muni/Twp:PORTSMOUTH City/Muni/Twp: PORTSMOUTH								
12	.16Mi.	**4004 DEEP CREEK BLVD**	01/20/2026	$190,000	$263	720	4/2/1	1945	8,276 SF	

ICE SiteX Report

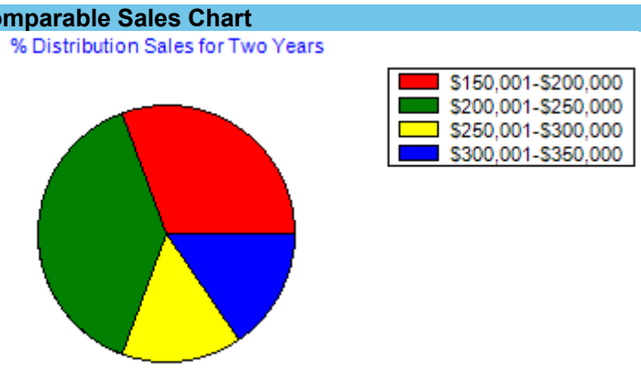
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PORTSMOUTH, VA 23702-1616
APN: 0477-0740 Document #: 202600660
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 4-6 Block: E Subdivision: SOUTH HIGHLANDS NO 2 MapRef: MB 17 PG 76 Abbreviated Description: Lot:4-6 Block:E Subdivision:SOUTH HIGHLANDS NO 2 Map Ref:MB 17 PG 76City/Muni/Twp:PORTSMOUTH City/Muni/Twp: PORTSMOUTH

13	.15Mi.	**4329 DEEP CREEK BLVD**	11/10/2025	$225,000	$234	960	4/3/1	1953	8,276 SF

PORTSMOUTH, VA 23702-1633
APN: 0459-0160 Document #: 202512026
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 46,43&55 Block: B Subdivision: WEST CRADOCK Abbreviated Description: Lot:46,43&55 Block:B Subdivision:WEST CRADOCK City/Muni/Twp:CHESAPEAKE City/Muni/Twp: CHESAPEAKE

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.	**113 FAIRVIEW CIR N**		$186,790	$186,790	1,462	5/2/1	1943	9,148 SF	
.01Mi.	**115 FAIRVIEW CIR N**		$240,960	$240,960	1,308	5//2	1943	10,019 SF	
.01Mi.	**111 FAIRVIEW CIR N**		$192,360	$192,360	984	5/2/1	1943	9,583 SF	
.02Mi.	**604 FAIRVIEW LN**	**07/18/1985**	$162,520	$162,520	894	4//1	1943	7,405 SF	
.02Mi.	**109 FAIRVIEW CIR N**		$144,490	$144,490	720	5/2/1	1943	6,098 SF	
.03Mi.	**606 FAIRVIEW LN**		$244,800	$244,800	1,200	6/3/2	2004	8,276 SF	
.03Mi.	**117 FAIRVIEW CIR N**		$210,290	$210,290	1,438	7/3/1	1943	10,019 SF	
.03Mi.	**602 FAIRVIEW LN**	**06/08/2010**	$212,190	$212,190	1,488	5//2	1943	6,970 SF	
.03Mi.	**114 FAIRVIEW CIR N**		$209,520	$209,520	1,164	5/2/2	1943	8,276 SF	
.04Mi.	**608 FAIRVIEW LN**	**09/20/2022**	$206,680	$206,680	804	5/2/1	1943	11,326 SF	
.04Mi.	**116 FAIRVIEW CIR N**		$204,020	$204,020	2,035	7//2	1943	8,276 SF	
.04Mi.	**112 FAIRVIEW CIR N**		$221,180	$221,180	1,304	4/4/1	1943	8,276 SF	
.04Mi.	**119 FAIRVIEW CIR N**		$187,730	$187,730	1,595	6//1	1941	8,276 SF	
.04Mi.	**110 FAIRVIEW CIR N**		$288,150	$288,150	1,772	6/3/1	1958	10,890 SF	
.04Mi.	**118 FAIRVIEW CIR N**	**04/24/1992**	$201,340	$201,340	1,285	4/2/1	1943	8,276 SF	
.04Mi.	**108 FAIRVIEW CIR N**		$214,980	$214,980	1,040	5/3/2	1997	10,454 SF	

Rent vs. Own

Households Occupied by Renters:	44%	Households Occupied by Owners:	47%

Demographics & Income

Median Age:	32.8 years old	Households:	4,144
Median Household Income:	$54,732	Households w/Family:	62%
Household Income Per Capita:	$23,678	Households w/Family Married:	27%
Most Common Education Level:	High School Graduate	Households w/Family Children:	37%

School District

School District Zone:	Portsmouth City Public Schools	Students:	12,905
Number of Schools:	23	Rating:	D-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.35Mi.	**Victory Elementary School** Number of Students: 586 Student-Teacher Ratio: 15.84	D	Public	KG - 6
2.31Mi.	**Mount Hermon Preschool Center** Number of Students: 208 Student-Teacher Ratio: 10.4	NA	Public	PK - PK

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2.79Mi. **Manor High School** Number of Students: 1,149 Student-Teacher Ratio: 11.49 Advanced Placement: Yes		C-	Public	9 - 12
0.85Mi. **Cradock Middle School** Number of Students: 516 Student-Teacher Ratio: 13.58		F	Public	7 - 8

Flood Report

The Subject Property of **113 FAIRVIEW CIR N, PORTSMOUTH, VA 23702-1600** is in **Zone X500** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 0.2% ANNUAL CHANCE FLOODING; AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; OR AN AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOODING.
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	130%	NOTABLY HIGHER
BURGLARY	143%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	121%	HIGHER
FORCIBLE ROBBERY	107%	SIMILAR
AGGRAVATED ASSAULT	87%	LOWER
FORCIBLE RAPE	81%	LOWER
MURDER	115%	HIGHER
OVERALL	112%	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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