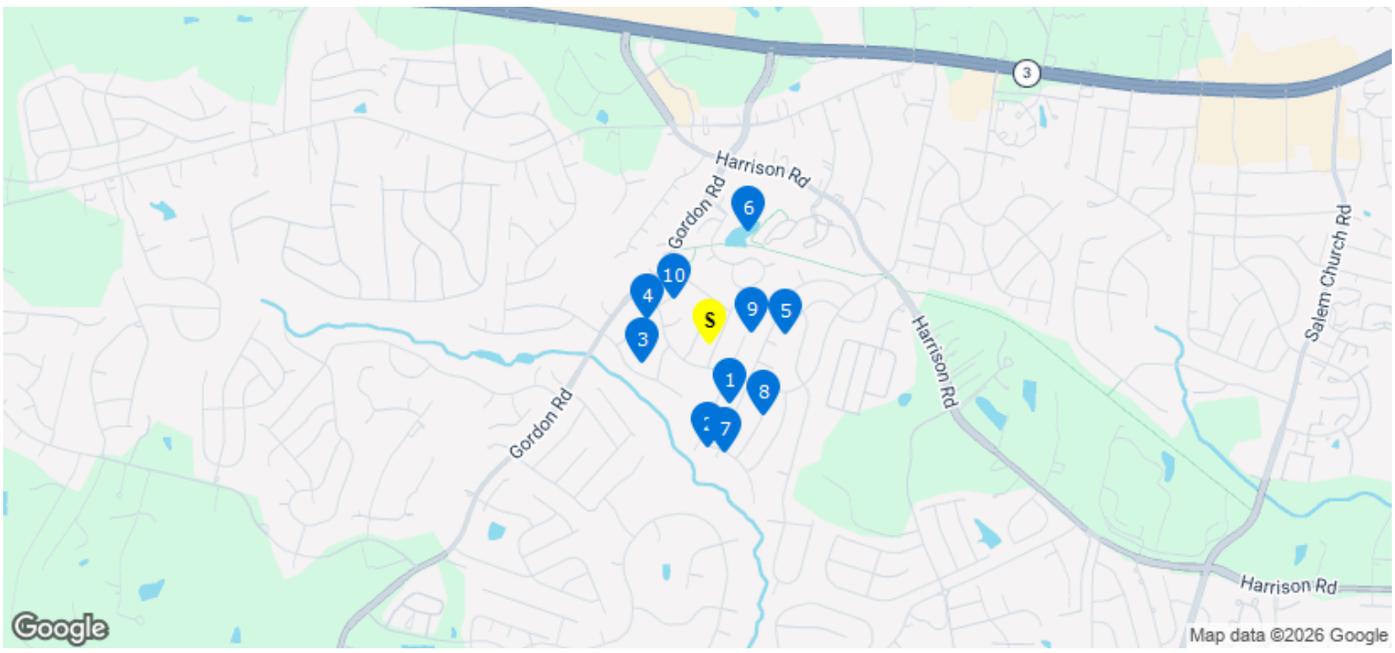
ICE SiteX Report

OrderID: 98809124

SiteX Property Information Report



Subject Property Location

11808 CLARENCE DR, FREDERICKSBURG, VA 22407-1779

County:	**SPOTSYLVANIA VA**	Census Tract:	0201.10
Property Use:	Single Family Residential	Zoning:	R1 - RESIDENTIAL 1
Parcel Number:	22G-12-93	Thomas Bros Pg-Grid:	

Valuation

Value:	**$442,000**	FSD:	10	Common Confidence Score:	73
Value Range:	$397,800 - $486,200	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$150,000	Market Land Value:	$150,000	Tax Year:	2026
Assd Improvement:	$227,000	Market Improvment Value:	$227,000	Total Taxable Value:	$2,780
Total Assessed Value:	$377,000	Total Assessor Market Value:	$377,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 93 Section: 4 District: 7 Subdivision: CAMELOT

Abbreviated Description:	CAMELOT LOT 93 SEC 4
City/Muni/Twp:	CHANCELLOR

Property Characteristics

Lot Size:	11,700 SF	Bedrooms:	3	Pool:	
Building Area:	1446 SF	Baths:	2	Fireplace:	1
Year Built:	1990	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (Alum/Vinyl)
Number of Units:	1	Garage Type:	Attached Garage	Heating:	Heat Pump
Number of Stories:	1	Number of Cars:	1	A/C:	Yes
Style:		Basement:		Roof Cover:	Composition Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/02/2021	Sales Price:	$249,000
Document #:	210002850 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	09/09/2019	Loan Amount:	N/A
Document #:	190014861 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	09/06/2019		
TD Due Date:		Type Finance:	Fixed Rate
Legal Description:			

Section: 4 Subdivision: CAMELOT SD

Prior Transfer

Recording Date:	09/09/2019	Sales Price:	$249,000
Document #:	190014860 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	09/06/2019		
Document Type:	Deed		
Legal Description:			

Section: 4 Subdivision: CAMELOT SD

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Mortgage Record

Recording Date:	08/27/2009	Loan Amount:	N/A
Document #:	BK-PG 2009000-16947	Loan Type:	Conventional
Contract Date:	08/21/2009		
TD Due Date:	09/01/2019	Type Finance:	Fixed Rate

Legal Description:
Map Ref: 0

Mortgage Record

Recording Date:	02/27/2002	Loan Amount:	N/A
Document #:	2124/399 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	06/29/2001		
TD Due Date:		Type Finance:	Fixed Rate

Legal Description:

Prior Transfer

Recording Date:	02/27/2002	Sales Price:	$129,900
Document #:	BK-PG 2124-396	Type of Sale:	Arms-Length Transfer
Contract Date:	06/29/2001		
Document Type:	Deed		

Legal Description:

Mortgage Record

Recording Date:	07/02/2001	Loan Amount:	N/A
Document #:	1981/327 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	06/29/2001		
TD Due Date:		Type Finance:	Fixed Rate

Legal Description:

Prior Transfer

Recording Date:	07/02/2001	Sales Price:	$129,900
Document #:	BK-PG 1981-326	Type of Sale:	Arms-Length Transfer
Contract Date:	06/29/2001		
Document Type:	Deed		

Legal Description:

Mortgage Record

Recording Date:	07/30/1999	Loan Amount:	N/A
Document #:	1724/450 BK-PG -	Loan Type:	
Contract Date:	07/27/1999		
TD Due Date:		Type Finance:	Fixed Rate

Legal Description:

Prior Transfer

Recording Date:	07/30/1999	Sales Price:	$115,900
Document #:	BK-PG 1724-448	Type of Sale:	Arms-Length Transfer
Contract Date:	07/27/1999		
Document Type:	Deed		

Legal Description:

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	14860 BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Section: 4 District: 7 Subdivision: CAMELOT
Abbreviated Description: CAMELOT LOT 93 SEC 4
City/Muni/Twp: CHANCELLOR

Area Sales Analysis

Total Area Sales	$4,151,106	Median # of Bedrooms	3
Median Lot Size	14,509 SF	Median # of Baths	2
Median Living Area	1,606 SF	Median Year Built	1990
Price Range - 2 Yrs	$268,000 to $470,000	Age Range	23 years to 44 years
Median Value	$431,553	Median Age	36 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.12Mi.	**11812 CAMELOT WAY FREDERICKSBURG, VA 22407-1790**	10/15/2026	$400,000	$250	1600	/3/2	1993	14,465 SF	
		APN: 22G-13-178 Document #: 260016671 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Lot: 178 Section: 5 Subdivision: CAMELOT SUBDIVISION MapRef: MB 863 PG 253 Abbreviated Description: Lot:178 Section:5 Subdivision:CAMELOT SUBDIVISION Map Ref:MB 863 PG 253City/Muni/Twp:CHANCELLOR MAGISTERIAL City/Muni/Twp: CHANCELLOR MAGISTERIAL								
2	.16Mi.	**11803 GORDON RD FREDERICKSBURG, VA 22407-1735**	10/02/2026	$450,000	$216	2084	/4/2	1987	14,960 SF	
		APN: 22G-4-5 Document #: 260016086 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 5 Section: 1 Subdivision: CAMELOT MapRef: MB 1 PG 8A Abbreviated Description: Lot:5 Section:1 Subdivision:CAMELOT Map Ref:MB 1 PG 8A								
3	.17Mi.	**11722 CAMELOT WAY FREDERICKSBURG, VA 22407-1787**	07/28/2026	$380,000	$297	1280	/3/2	1996	16,650 SF	
		APN: 22G-13-144 Document #: 260012160 Document Type: Deed Price Code:								

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Land Use: Single Family Residential
Legal: Lot: 144 Section: 5 Subdivision: CAMELOT SUBDIVISION MapRef: MB 863 PG 253 Abbreviated Description: Lot:144 Section:5 Subdivision:CAMELOT SUBDIVISION Map Ref:MB 863 PG 253City/Muni/Twp:CHANCELLOR MAGISTERIAL City/Muni/Twp: CHANCELLOR MAGISTERIAL

4	.19Mi.	**11811 GORDON RD** **FREDERICKSBURG, VA 22407-1735**	06/29/2026	$456,300	$205	2221	/3/2	1988	16,808 SF

APN: 22G-4-1 Document #: 260010378
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Section: 1 Subdivision: CAMELOT MapRef: MB 736 PG 460 Abbreviated Description: Lot:1 Section:1 Subdivision:CAMELOT Map Ref:MB 736 PG 460

5	.19Mi.	**11709 LOTTIE CT** **FREDERICKSBURG, VA 22407-1768**	06/18/2026	$430,000	$249	1730	/3/2	1989	20,956 SF

APN: 22G-9-28 Document #: 260009746
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 28 Section: 2 Subdivision: CAMELOT MapRef: MB 1 PG 263&264 Abbreviated Description: Lot:28 Section:2 Subdivision:CAMELOT Map Ref:MB 1 PG 263&264

6	.21Mi.	**209 DURHAM DR** **FREDERICKSBURG, VA 22407-1723**	09/18/2026	$268,000	$199	1344	/3/1		17,500 SF

APN: 22A-23-234 Document #: 260015229
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 234 Section: 9 Subdivision: THE TIMBERS SUBDIVISION MapRef: MB 12 PG 64A Abbreviated Description: Lot:234 Section:9 Subdivision:THE TIMBERS SUBDIVISION Map Ref:MB 12 PG 64ACity/Muni/Twp:CHANCELLOR MAGISTERIAL City/Muni/Twp: CHANCELLOR MAGISTERIAL

7	.24Mi.	**11733 LEGACY WOODS DR** **FREDERICKSBURG, VA 22407-3701**	08/31/2026	$445,000	$239	1865	/3/2	2004	7,387 SF

APN: 22V-1-30 Document #: 260014234
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 30 Subdivision: LEGACY WOODS SUBDIVISION MapRef: DOC 2-31383 Abbreviated Description: Lot:30 Subdivision:LEGACY WOODS SUBDIVISION Map Ref:DOC 2-31383City/Muni/Twp:CHANCELLOR MAGISTERIAL City/Muni/Twp: CHANCELLOR MAGISTERIAL

8	.24Mi.	**129 DURHAM DR** **FREDERICKSBURG, VA 22407-1709**	08/24/2026	$396,000	$360	1100	/3/2	1983	10,785 SF

APN: 22A-24-267 Document #: 260013818
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 267 Section: 10 Subdivision: THE TIMBERS SUBDIVISION MapRef: MB 12 PG 81A Abbreviated Description: Lot:267 Section:10 Subdivision:THE TIMBERS SUBDIVISION Map Ref:MB 12 PG 81ACity/Muni/Twp:CHANCELLOR MAGISTERIAL City/Muni/Twp: CHANCELLOR MAGISTERIAL

9	.24Mi.	**6716 FARMSTEAD LN** **FREDERICKSBURG, VA 22407-1700**	04/08/2026	$503,782	$252	2000	/4/2	1989	21,767 SF

APN: 22G-9-31 Document #: 260005335
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 31 Section: 2 Subdivision: CAMELOT MapRef: FILE 1 PG 263&264 Abbreviated Description: Lot:31 Section:2 Subdivision:CAMELOT Map Ref:FILE 1 PG 263&264

10	.25Mi.	**304 DURHAM DR** **FREDERICKSBURG, VA 22407-1706**	07/09/2026	$375,000	$361	1040	/3/2	1982	10,125 SF

APN: 22A-22-208 Document #: 260011005
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 208 Section: 8 Subdivision: THE TIMBERS SUBDIVISION MapRef: MB 12 PG 16A Abbreviated Description: Lot:208 Section:8 Subdivision:THE TIMBERS SUBDIVISION Map Ref:MB 12 PG 16ACity/Muni/Twp:CHANCELLOR MAGISTERIAL City/Muni/Twp: CHANCELLOR MAGISTERIAL

11	.27Mi.	**6702 STANSBURY CT** **FREDERICKSBURG, VA 22407-6217**	06/15/2026	$303,000	$268	1130	/4/3		10,140 SF

APN: 22C-4-29 Document #: 260009435
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 29 Section: 3 Subdivision: CHANCELLOR GARDENS SUBDIVISION MapRef: MB 317 PG 76 Abbreviated Description: Lot:29 Section:3 Subdivision:CHANCELLOR GARDENS SUBDIVISION Map Ref:MB 317 PG 76City/Muni/Twp:CHANCELLOR MAGISTERIAL City/Muni/Twp: CHANCELLOR MAGISTERIAL

12	.27Mi.	**11805 LEGACY WOODS DR** **FREDERICKSBURG, VA 22407-3700**	06/01/2026	$435,000	$227	1915	/3/2	2004	8,272 SF

APN: 22V-1-18 Document #: 260008619
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 18 Subdivision: LEGACY WOODS SUBDIVISION MapRef: DOC 200200031383 Abbreviated Description: Lot:18 Subdivision:LEGACY WOODS SUBDIVISION Map Ref:DOC 200200031383City/Muni/Twp:CHANCELLOR MAGISTERIAL City/Muni/Twp: CHANCELLOR MAGISTERIAL

13	.29Mi.	**6606 TWIN CEDARS CT** **FREDERICKSBURG, VA 22407-3704**	10/14/2026	$394,000	$259	1520	/2/2	2003	8,964 SF

APN: 22V-1-69 Document #: 260016605
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 69 Subdivision: LEGACY WOODS SUBDIVISION MapRef: DOC 200200031383 Abbreviated Description: Lot:69 Subdivision:LEGACY WOODS SUBDIVISION Map Ref:DOC 200200031383City/Muni/Twp:CHANCELLOR MAGISTERIAL City/Muni/Twp: CHANCELLOR MAGISTERIAL

14	.29Mi.	**11704 CAMELOT WAY** **FREDERICKSBURG, VA 22407-1787**	07/22/2026	$415,000	$296	1404	/3/2	1990	21,600 SF

APN: 22G-13-152 Document #: 260011832
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 152 Section: 4&5 Subdivision: CAMELOT SUBDIVISION MapRef: MB 910 PG 917 Abbreviated Description: Lot:152 Section:4&5 Subdivision:CAMELOT SUBDIVISION Map Ref:MB 910 PG 917

15	.33Mi.	**11921 LEGACY WOODS DR** **FREDERICKSBURG, VA 22407-1747**	08/07/2026	$470,000	$246	1907	/3/2	2003	6,720 SF

APN: 22V-1-2 Document #: 260012910
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: LEGACY WOODS SUBDIVISION MapRef: DOC 200200031383 Abbreviated Description: Lot:2 Subdivision:LEGACY WOODS SUBDIVISION Map Ref:DOC 200200031383City/Muni/Twp:CHANCELLOR MAGISTERIAL City/Muni/Twp: CHANCELLOR MAGISTERIAL

16	.34Mi.	**401 CLEVELAND CT** **FREDERICKSBURG, VA 22407-6357**	05/22/2026	$395,000	$348	1136	/3/2	1980	12,581 SF

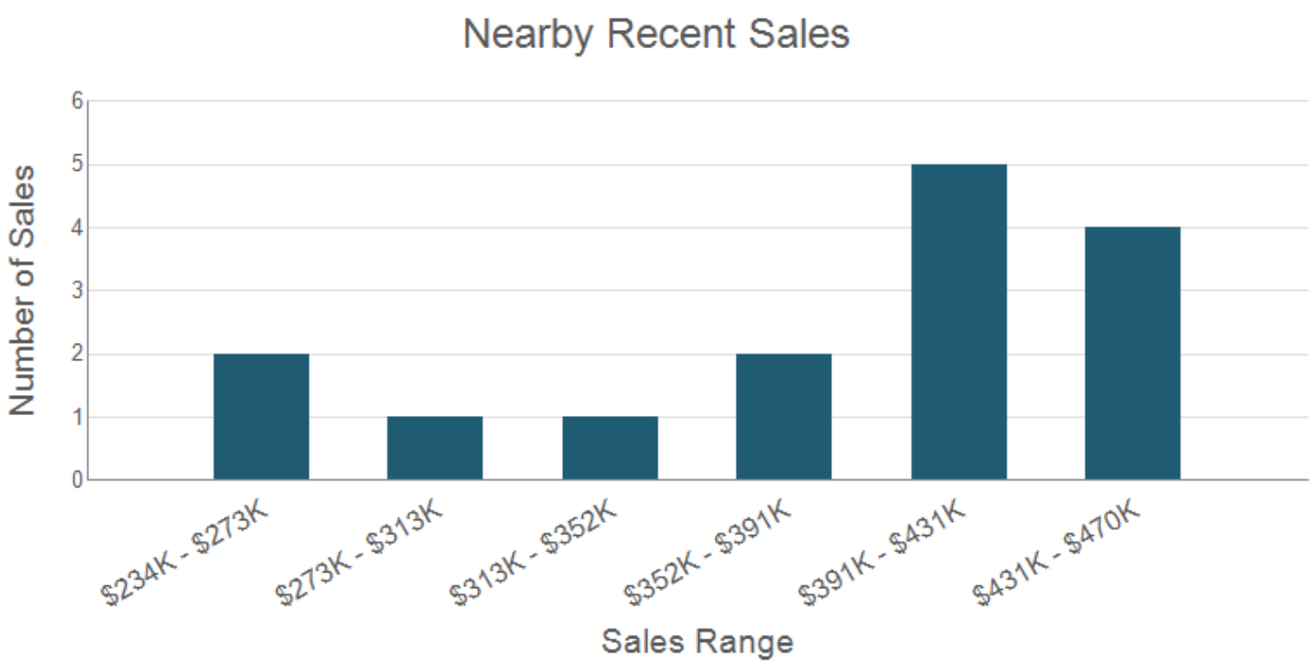
APN: 22A-20-172 Document #: 260008073
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 172 Section: 6 Subdivision: THE TIMBERS SUBDIVISION MapRef: MB 511 PG 603 Abbreviated Description: Lot:172 Section:6 Subdivision:THE TIMBERS SUBDIVISION Map Ref:MB 511 PG 603City/Muni/Twp:CHANCELLOR MAGISTERIAL City/Muni/Twp: CHANCELLOR MAGISTERIAL

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17	.35Mi.	**6807 REDGROUND RD** **FREDERICKSBURG, VA 22407-6212**	06/08/2026	$233,827	$182	1288	/3/2	1989	10,000 SF
	APN: 22G-6-117 Document #: 260008959 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 117 Section: 4 Subdivision: SUMMERSET SUBDIVISION MapRef: FILE 1 PG 56&57 Abbreviated Description: Lot:117 Section:4 Subdivision:SUMMERSET SUBDIVISION Map Ref:FILE 1 PG 56&57City/Muni/Twp:CHANCELLOR MAGISTERIAL City/Muni/Twp: CHANCELLOR MAGISTERIAL							
18	.37Mi.	**310 BURMAN LN** **FREDERICKSBURG, VA 22407-6308**	05/11/2026	$125,000	$125	1000	/3/2	1986	10,815 SF
	APN: 22A-16-99 Document #: 260007314 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 99 Section: 4 Subdivision: THE TIMBERS SUBDIVISION MapRef: MB 405 PG 212 Abbreviated Description: Lot:99 Section:4 Subdivision:THE TIMBERS SUBDIVISION Map Ref:MB 405 PG 212City/Muni/Twp:CHANCELLOR MAGISTERIAL City/Muni/Twp: CHANCELLOR MAGISTERIAL							
19	.38Mi.	**222 GREEN ARBOR DR** **FREDERICKSBURG, VA 22407-6312**	04/20/2026	$439,000	$407	1078	/4/2		14,022 SF
	APN: 22A-14-40 Document #: 260005927 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Lot: 40 Section: 2 Subdivision: THE TIMBERS MapRef: MB 382 PG 371 Abbreviated Description: Lot:40 Section:2 Subdivision:THE TIMBERS Map Ref:MB 382 PG 371City/Muni/Twp:CHANCELLOR MAGISTERIAL City/Muni/Twp: CHANCELLOR MAGISTERIAL							
20	.39Mi.	**304 ALBANY ST** **FREDERICKSBURG, VA 22407-6304**	09/09/2026	$345,000	$332	1040	/3/1	1975	12,571 SF
	APN: 22A-14-44 Document #: 260014692 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 44 Section: 2 Subdivision: THE TIMBERS SUBDIVISION MapRef: MB 382 PG 377 Abbreviated Description: Lot:44 Section:2 Subdivision:THE TIMBERS SUBDIVISION Map Ref:MB 382 PG 377City/Muni/Twp:CHANCELLOR MAGISTERIAL City/Muni/Twp: CHANCELLOR MAGISTERIAL							

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.	**11808 CLARENCE DR**		$377,000	$377,000	1,446	/3/2	1990	11,700 SF	
.02Mi.	**11810 CLARENCE DR**		$452,100	$452,100	1,258	/3/2	1993	11,700 SF	
.02Mi.	**11806 CLARENCE DR**		$350,300	$350,300	1,220	/3/2	1991	11,700 SF	
.03Mi.	**11807 DUDLEY CT**		$398,600	$398,600	2,062	/4/2	1989	14,907 SF	
.03Mi.	**11805 DUDLEY CT**		$399,300	$399,300	2,062	/4/2	1992	16,087 SF	
.03Mi.	**11812 CLARENCE DR**		$375,000	$375,000	1,136	/4/3	2000	11,700 SF	
.03Mi.	**11809 CLARENCE DR**		$347,100	$347,100	1,176	/4/3	1991	12,350 SF	
.04Mi.	**11807 CLARENCE DR**		$598,400	$598,400	2,722	/5/3	1993	12,350 SF	A
.04Mi.	**11804 CLARENCE DR**		$401,000	$401,000	2,472	/4/2	1990	14,300 SF	A
.04Mi.	**11803 DUDLEY CT**		$455,700	$455,700	2,754	/4/2	1991	26,007 SF	A
.04Mi.	**11811 CLARENCE DR**		$392,500	$392,500	1,276	/4/2	1991	12,350 SF	
.05Mi.	**11805 CLARENCE DR**		$425,600	$425,600	2,064	/5/3	1992	12,350 SF	
.05Mi.	**11814 CLARENCE DR**		$403,800	$403,800	1,182	/3/3	2000	11,700 SF	
.05Mi.	**11809 DUDLEY CT**		$465,200	$465,200	3,030	/5/2	1989	26,386 SF	P
.05Mi.	**11813 CLARENCE DR**		$333,900	$333,900	1,176	/3/2	1991	12,350 SF	
.06Mi.	**11806 SWITCHBACK LN**		$471,800	$471,800	2,682	/4/3	1993	11,700 SF	

Rent vs. Own

Households Occupied by Renters:	24%	Households Occupied by Owners:	73%

Demographics & Income

Median Age:	38.8 years old	Households:	22,728
Median Household Income:	$104,461	Households w/Family:	76%
Household Income Per Capita:	$41,370	Households w/Family Married:	59%
Most Common Education Level:	High School Graduate	Households w/Family Children:	38%

School District

School District Zone:	Spotsylvania County Public Schools	Students:	24,036
Number of Schools:	34	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.68Mi.	**Chancellor High School** Number of Students: 1,321 Student-Teacher Ratio: 15.66 Advanced Placement: Yes	D+	Public	9 - 12
1.91Mi.	**Freedom Middle School** Number of Students: 763 Student-Teacher Ratio: 12.51	C+	Public	PK - 8
0.73Mi.	**Harrison Road Elementary School** Number of Students: 732 Student-Teacher Ratio: 13.81	D-	Public	PK - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	107%	SIMILAR
BURGLARY	73%	NOTABLY LOWER
MOTOR VEHICLE THEFT	115%	HIGHER
FORCIBLE ROBBERY	84%	LOWER
AGGRAVATED ASSAULT	69%	NOTABLY LOWER
FORCIBLE RAPE	93%	SIMILAR
MURDER	96%	SIMILAR
OVERALL	83%	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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