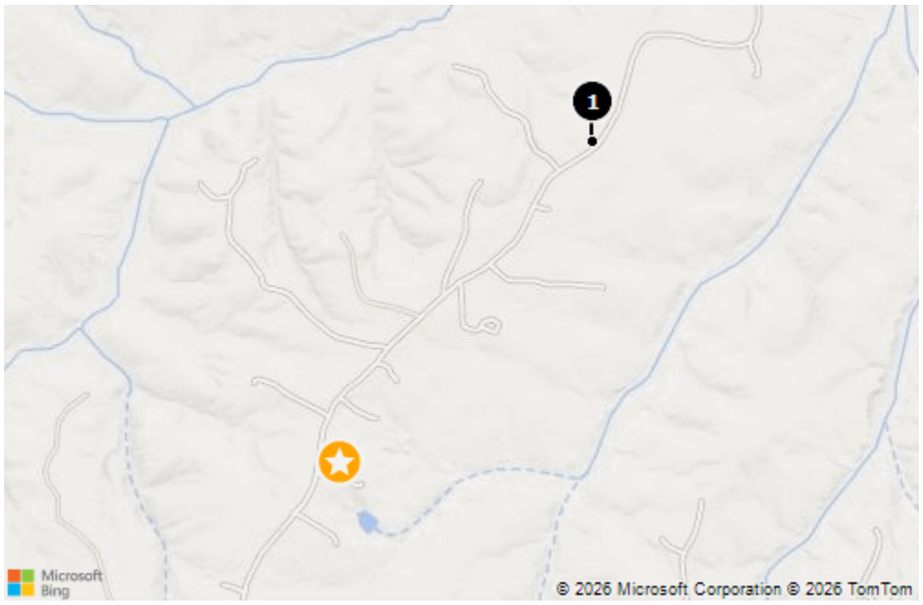
ICE SiteX Report

OrderID: 98697835

SiteX Property Information Report



Subject Property Location

1186 SWAIN RD, HALIFAX, VA 24558-2266

County:	**HALIFAX VA**	Census Tract:	510839302.022022
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	15774	Thomas Bros Pg-Grid:	

Valuation

Value:	**$390,000**	FSD:	41	Common Confidence Score:	18
Value Range:	$230,100 - $549,900	ICE Confidence Score:	59		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	D5
Assd Land Value:	$17,252	Market Land Value:	$17,252	Tax Year:	2026
Assd Improvement:	$227,226	Market Improvment Value:	$227,226	Total Taxable Value:	$1,222
Total Assessed Value:	$244,478	Total Assessor Market Value:	$244,478	Delinquent Year:	
				Tax Account ID:	242197
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: B Tract No: B
Abbreviated Description: LOT B PT TR B WOOD DUCK ROOS

Property Characteristics

Lot Size:	1.980 AC	Bedrooms:	3	Pool:	
Building Area:	1622 SF	Baths:		Fireplace:	
Year Built:		Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:	1	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/22/2026	Sales Price:	$212,900
Document #:	260002188 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/24/2020	Sales Price:	$210,000
Document #:	200002710 BK-PG -000042	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	09/23/2020	Loan Amount:	N/A
Document #:	200002683 BK-PG -	Loan Type:	Stand Alone Refi
TD Due Date:	09/01/2050	Type Finance:	FIX
Legal Description:			

Prior Transfer

Recording Date:	02/14/2019	Sales Price:	$162,011
Document #:	190000375 BK-PG 1203-817	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

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Prior Transfer

Recording Date:	01/23/2019	Sales Price:	$210,000
Document #:	190000177 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	01/11/2019		
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/23/2019	Sales Price:	$210,000
Document #:	BK-PG 1203 -815	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Lot: B Tract No: B
Abbreviated Description: LOT B PT TR B WOOD DUCK ROOS

Prior Transfer

Recording Date:	11/04/2016	Sales Price:	$30,000
Document #:	160003567 BK-PG 1190-141	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/05/2016	Sales Price:	$165,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/05/2016	Sales Price:	$165,000
Document #:	160003214 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/20/2016		
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	02/09/2016	Loan Amount:	N/A
Document #:	160000299 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	02/10/2021	Type Finance:	VAR
Legal Description:			

Mortgage Record

Recording Date:	07/24/2013	Loan Amount:	N/A
Document #:	BK-PG 1300-2301	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR
Legal Description:			

Prior Transfer

Recording Date:	01/23/2012	Sales Price:	$165,000
Document #:	BK-PG 1200 -484	Type of Sale:	Full Amount on Deed
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	11/01/2010	Loan Amount:	N/A
Document #:	BK-PG 1000-3078	Loan Type:	New Conventional
TD Due Date:	11/01/2025	Type Finance:	FIX
Legal Description:			

Area Sales Analysis

Total Area Sales	$180,000	Median # of Bedrooms	3
Median Lot Size	22,216 SF	Median # of Baths	
Median Living Area	960 SF	Median Year Built	
Price Range - 2 Yrs	$180,000 to $180,000	Age Range	
Median Value	$180,000	Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.06Mi.	**2219 SWAIN RD HALIFAX, VA 24558-2281**	09/16/2026	$180,000	$187	960	5/3/		22,216 SF	

APN: 16124 Document #: 260003228
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: MapRef: MB 400 PG 623 Abbreviated Description: Map Ref:MB 400 PG 623

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.	**1186 SWAIN RD**	**01/23/2019**	$244,478	$244,478	1,622	6/3/		2 SF	
.03Mi.	**1194 SWAIN RD**	**11/30/2001**	$167,637	$167,637	1,693	6/3/		2 SF	
.06Mi.	**SWAIN RD**	**01/01/1991**	$30,525	$30,525				2 SF	
.1Mi.	**1220 SWAIN RD**	**01/01/1991**	$139,300	$139,300	1,344	6/3/		4 SF	
.11Mi.	**1176 SWAIN RD**	**12/09/1999**	$101,358	$101,358	1,488	5/2/		8 SF	
.15Mi.	**1232 SWAIN RD**	**08/18/2003**	$265,156	$265,156	3,123	7/4/		5 SF	
.21Mi.	**1232 SWAIN RD**	**08/18/2003**	$30,745	$30,745				13 SF	
.25Mi.	**2008 SWAIN RD**	**03/03/2006**	$73,429	$73,429	1,680	5/3/		2 SF	
.28Mi.	**1037 KENNON LN**	**02/10/2025**	$44,527	$44,527				7 SF	
.29Mi.	**1119 SWAIN RD**	**07/09/2025**	$176,073	$176,073	1,328	4/2/		1 SF	
.31Mi.	**1110 SWAIN RD**	**01/01/1986**	$130,860	$130,860	1,200	5/2/		4 SF	
.34Mi.	**1109 SWAIN RD**	**08/07/2006**	$131,487	$131,487	1,075	5/2/		6 SF	
.36Mi.	**1111 SWAIN RD**	**01/01/1989**	$56,763	$56,763	1,344	5/3/		1 SF	
.36Mi.	**2029 SWAIN RD**	**11/20/2018**	$316,931	$316,931	3,042	9/3/		10 SF	
.4Mi.	**1103 SWAIN RD**	**11/02/2016**	$95,232	$95,232	1,680	6/3/		2 SF	
.41Mi.	**2059 SWAIN RD**	**02/26/2018**	$153,758	$153,758	1,810	5/2/		2 SF	

Rent vs. Own

Households Occupied by Renters:	27%	Households Occupied by Owners:	60%

Demographics & Income

Median Age:	50.3 years old	Households:	2,445
Median Household Income:	$51,032	Households w/Family:	61%
Household Income Per Capita:	$28,520	Households w/Family Married:	42%
Most Common Education Level:	High School Graduate	Households w/Family Children:	26%

School District

School District Zone:	Halifax County Public Schools	Students:	4,496
Number of Schools:	10	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
6.60Mi.	**Halifax County Middle School** Number of Students: 847 Student-Teacher Ratio: 11.88	C-	Public	6 - 8
6.87Mi.	**Halifax County High School** Number of Students: 1,282 Student-Teacher Ratio: 11.04 Advanced Placement: Yes	C-	Public	9 - 12
3.75Mi.	**Sinai Elementary School** Number of Students: 243 Student-Teacher Ratio: 10.8	D	Public	PK - 5

Flood Report

The Subject Property of **1186 SWAIN RD, HALIFAX, VA 24558-2266** 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	85%	LOWER
BURGLARY	107%	SIMILAR
MOTOR VEHICLE THEFT	92%	SIMILAR
FORCIBLE ROBBERY	111%	HIGHER
AGGRAVATED ASSAULT	122%	HIGHER
FORCIBLE RAPE	137%	NOTABLY HIGHER
MURDER	103%	SIMILAR
OVERALL	113%	HIGHER

Disaster Alerts

2/10/2025 - Flood 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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