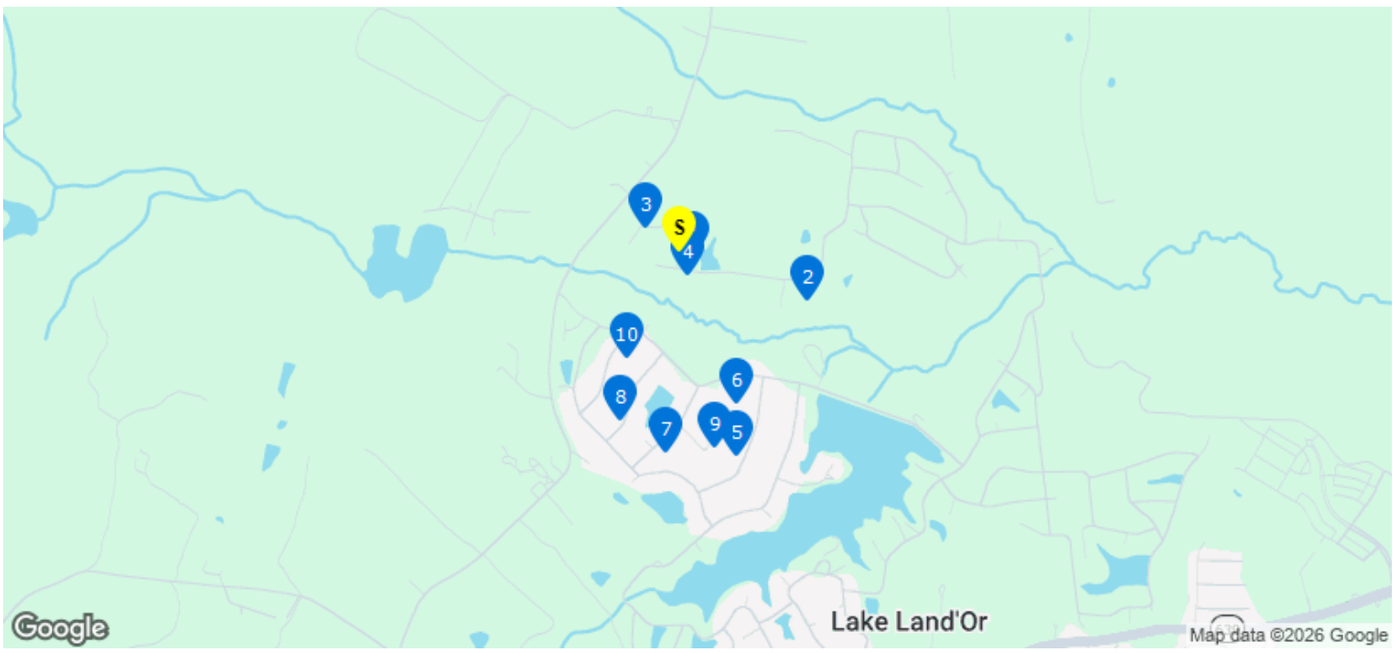
ICE SiteX Report

OrderID: 98768725

SiteX Property Information Report



Subject Property Location

123 NEEDWOOD DR, RUTHER GLEN, VA 22546-1530

County:	**CAROLINE VA**	Census Tract:	0305.01
Property Use:	Single Family Residential	Zoning:	R1
Parcel Number:	51A1-1-1218	Thomas Bros Pg-Grid:	

Valuation

Value:	**$363,000**	FSD:	15	Common Confidence Score:	44
Value Range:	$308,550 - $417,450	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$50,000	Market Land Value:	$50,000	Tax Year:	2025
Assd Improvement:	$312,800	Market Improvment Value:	$312,800	Total Taxable Value:	$279,356
Total Assessed Value:	$362,800	Total Assessor Market Value:	$362,800	Delinquent Year:	
				Tax Account ID:	12321
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 1218 District: 02 Subdivision: LAKE LAND Map Ref: MB 198 PG 615

Abbreviated Description:	LAKE LAND OR LOT 1218 22117 SF
City/Muni/Twp:	MADISON

Property Characteristics

Lot Size:	22,115 SF	Bedrooms:	3	Pool:	
Building Area:	1242 SF	Baths:	3	Fireplace:	
Year Built:	2006	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	13	Ext Walls:	Vinyl siding
Number of Units:		Garage Type:		Heating:	Heat Pump
Number of Stories:	1+B	Number of Cars:		A/C:	Yes
Style:		Basement:	Full Basement	Roof Cover:	Composition Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/21/2025	Sales Price:	$180,000
Document #:	250001115 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	05/13/2024	Loan Amount:	N/A
Document #:	240001765 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	05/10/2024		
TD Due Date:	06/01/2054	Type Finance:	

Legal Description:

Subdivision: LAKE LAND OR RESORT DEVELOPMENT Map Ref: MB 198 PG 615

Prior Transfer

Recording Date:	05/13/2024	Sales Price:	$360,000
Document #:	240001764 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	05/10/2024		
Document Type:	Deed		

Legal Description:

Subdivision: LAKE LAND OR RESORT DEVELOPMENT Map Ref: MB 198 PG 615

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Mortgage Record

Recording Date:	02/09/2024	Loan Amount:	N/A
Document #:	240000488 BK-PG -	Loan Type:	Purchase Money Mortgage
Contract Date:	01/26/2024		
TD Due Date:	09/07/2024	Type Finance:	

Legal Description:
Subdivision: LAKE LAND OR RESORT DEVELOPMENT Map Ref: MB 198 PG 615

Prior Transfer

Recording Date:	02/09/2024	Sales Price:	$240,000
Document #:	240000487 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	01/26/2024		
Document Type:	Deed		

Legal Description:
Subdivision: LAKE LAND OR RESORT DEVELOPMENT Map Ref: MB 198 PG 615

Prior Transfer

Recording Date:	12/26/2018	Sales Price:	$243,504
Document #:	184684 BK-PG 0879-955	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Prior Transfer

Recording Date:	07/18/2007	Sales Price:	$4,000,000
Document #:	705049 BK-PG 0807-014	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	04/18/2007	Sales Price:	$204,248
Document #:	702639 BK-PG 0866-785	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	12/27/2006	Loan Amount:	N/A
Document #:	070778 BK-PG 0879-955	Loan Type:	Conventional
Contract Date:	12/22/2006		
TD Due Date:	01/01/2037	Type Finance:	Type Financing not disclosed on document

Legal Description:
Subdivision: LAKE LAND OR RESORT DEVELOPMENT Map Ref: 0

Mortgage Record

Recording Date:	10/23/2006	Loan Amount:	N/A
Document #:	068866 BK-PG 0866-785	Loan Type:	Adjustable Rate Mortgage
Contract Date:	10/20/2006		
TD Due Date:	11/01/2036	Type Finance:	ADJ

Legal Description:
Subdivision: LAKE LAND OR RESOURT DEVELOPMENT Map Ref: 0

Mortgage Record

Recording Date:	01/18/2006	Loan Amount:	N/A
Document #:	060437 BK-PG 0807-014	Loan Type:	Credit Line (Revolving)
Contract Date:	01/17/2006		
TD Due Date:		Type Finance:	VAR

Legal Description:
Subdivision: LAKE LANDOR RESORT DEVELOPMENT Map Ref: 0
Abbreviated Description: ALSO LOTS328,768,874,986,313,720&1218; ALSO DD193 PG271&PG279 & DD191 PG333& DD198 PG599 DD190 PG2;
City/Muni/Twp: MADISON MAGISTERIAL DISTRICT

Area Sales Analysis

Total Area Sales	$3,506,800	Median # of Bedrooms	3
Median Lot Size	20,003 SF	Median # of Baths	2
Median Living Area	1,136 SF	Median Year Built	2005
Price Range - 2 Yrs	$292,000 to $400,000	Age Range	5 years to 34 years
Median Value	$335,000	Median Age	21 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.04Mi.	**105 NEEDWOOD DR** **RUTHER GLEN, VA 22546-1530**	11/12/2024	$385,000	$366	1051	10/3/3	2005	22,904 SF	
		APN: 51A1-1-1211 Document #: 240004398 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: A-1211 MapRef: MB 198 PG 615 Abbreviated Description: Lot:A-1211 Map Ref:MB 198 PG 615City/Muni/Twp:MADISON MAGISTERIAL City/Muni/Twp: MADISON MAGISTERIAL								
2	.07Mi.	**99 NEEDWOOD DR** **RUTHER GLEN, VA 22546-1521**	03/04/2025	$292,000	$289	1010	5/3/2	1992	20,003 SF	
		APN: 51A1-1-1208 Document #: 250000827 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 1208 Subdivision: LAKE LAND MapRef: MB 324 PG 328 Abbreviated Description: Lot:1208 Subdivision:LAKE LAND Map Ref:MB 324 PG 328City/Muni/Twp:MADISON City/Muni/Twp: MADISON								
3	.08Mi.	**109 NEEDWOOD DR** **RUTHER GLEN, VA 22546-1530**	08/01/2025	$35,000			//		23,923 SF	
		APN: 51A1-1-1213 Document #: 250003182 Document Type: Bargain and Sale Deed Price Code: A								

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Land Use: Residential - Vacant Land
Legal: Lot: 1213 Subdivision: LAKE LAND OR RESORT DEVELOPMENT MapRef: MB 198 PG 613 Abbreviated Description: Lot:1213 Subdivision:LAKE LAND OR RESORT DEVELOPMENT Map Ref:MB 198 PG 613

4	.1Mi.	**106 NEEDWOOD DR** **RUTHER GLEN, VA 22546-1531**	01/23/2026	$349,900	$299	1172	5/2/2		SF

APN: 51A1-1-1245 Document #: 260000337
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 1245 Subdivision: LAKE LANDOR RESORT DEVELOPMENT MapRef: MB 198 PG 613 Abbreviated Description: Lot:1245 Subdivision:LAKE LANDOR RESORT DEVELOPMENT Map Ref:MB 198 PG 613City/Muni/Twp:MADISON City/Muni/Twp: MADISON

5	.11Mi.	**129 NEEDWOOD DR** **RUTHER GLEN, VA 22546-1529**	07/08/2025	$330,000	$285	1158	5/3/2	2021	29,303 SF

APN: 51A1-1-1228 Document #: 250002762
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 1228 Subdivision: LAKE LANDOR RESORT DEVELOPMENT MapRef: MB 198 PG 615 Abbreviated Description: Lot:1228 Subdivision:LAKE LANDOR RESORT DEVELOPMENT Map Ref:MB 198 PG 615

6	.33Mi.	**221 VILLAGE CT** **RUTHER GLEN, VA 22546-1518**	06/05/2025	$315,000	$330	955	8/3/2	2005	SF

APN: 51A8-1-810 Document #: 250002246
Document Type: Bargain and Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 810 Subdivision: LAKE LAND OR RESORT DEVELOPMENT MapRef: MB 195 PG 339 Abbreviated Description: Lot:810 Subdivision:LAKE LAND OR RESORT DEVELOPMENT Map Ref:MB 195 PG 339City/Muni/Twp:MADISON City/Muni/Twp: MADISON

7	.37Mi.	**226 SEA CLIFF DR** **RUTHER GLEN, VA 22546-1517**	10/06/2026	$439,950			//		SF

APN: 51A8-2-797 Document #: 260004271
Document Type: Deed Price Code:
Land Use: Residential - Vacant Land
Legal: Lot: 797 Subdivision: LAKE LAND OR RESORT DEVELOPMENT MapRef: MB 193 PG 279 Abbreviated Description: Lot:797 Subdivision:LAKE LAND OR RESORT DEVELOPMENT Map Ref:MB 193 PG 279

8	.38Mi.	**2 EVANS LN** **RUTHER GLEN, VA 22546-1401**	08/18/2025	$400,000	$332	1206	7/4/3	2005	23,906 SF

APN: 51A2-1-1177 Document #: 250003416
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: A-1177 Subdivision: LAKE LAND OR RESORT DEVELOPMENT MapRef: MB 198 PG 618 Abbreviated Description: Lot:A-1177 Subdivision:LAKE LAND OR RESORT DEVELOPMENT Map Ref:MB 198 PG 618City/Muni/Twp:MADISON City/Muni/Twp: MADISON

9	.39Mi.	**520 REDGROUND DR** **RUTHER GLEN, VA 22546-1527**	01/12/2026	$415,000	$238	1743	7/3/2	2004	22,817 SF

APN: 51A8-3-843 Document #: 260000149
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 843 Subdivision: LAKE LAND OR RESORT DEVELOPMENT MapRef: MB 196 PG 157 Abbreviated Description: Lot:843 Subdivision:LAKE LAND OR RESORT DEVELOPMENT Map Ref:MB 196 PG 157City/Muni/Twp:MADISON City/Muni/Twp: MADISON

10	.4Mi.	**219 SEA CLIFF DR** **RUTHER GLEN, VA 22546-1516**	10/01/2026	$374,900	$331	1132	6/3/2	2022	SF

APN: 51A8-2-752 Document #: 260004200
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 752 Subdivision: LAKE LAND OR RESORT DEVELOPMENT MapRef: MB 193 PG 279 Abbreviated Description: Lot:752 Subdivision:LAKE LAND OR RESORT DEVELOPMENT Map Ref:MB 193 PG 279City/Muni/Twp:MADISON City/Muni/Twp: MADISON

11	.41Mi.	**26 CRESTHILL CT** **RUTHER GLEN, VA 22546-1408**	10/14/2026	$285,000	$274	1040	5/3/2	1991	SF

APN: 51A2-1-1056 Document #: 260004368
Document Type: Bargain and Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 1056 Subdivision: LAKE LAND OR RESORT DEVELOPMENT MapRef: MB 378 PG 613 Abbreviated Description: Lot:1056 Subdivision:LAKE LAND OR RESORT DEVELOPMENT Map Ref:MB 378 PG 613City/Muni/Twp:MADISON City/Muni/Twp: MADISON

12	.41Mi.	**222 SEA CLIFF DR** **RUTHER GLEN, VA 22546-1517**	10/09/2026	$419,999	$233	1800	7/3/2		SF

APN: 51A8-2-795 Document #: 260004318
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 795 Subdivision: LAKE LAND OR RESORT DEVELOPMENT MapRef: MB 193 PG 279 Abbreviated Description: Lot:795 Subdivision:LAKE LAND OR RESORT DEVELOPMENT Map Ref:MB 193 PG 279City/Muni/Twp:MADISON City/Muni/Twp: MADISON

13	.42Mi.	**516 REDGROUND DR** **RUTHER GLEN, VA 22546-1527**	04/08/2026	$110,000	$94	1176	6/3/1	1988	21,283 SF

APN: 51A8-3-845 Document #: 260001405
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 845 Subdivision: LAKE LANDOR SUBDIVISION MapRef: MB 196 PG 157-164 Abbreviated Description: Lot:845 Subdivision:LAKE LANDOR SUBDIVISION Map Ref:MB 196 PG 157-164City/Muni/Twp:MADISON City/Muni/Twp: MADISON

14	.42Mi.	**229 ESTATE DR** **RUTHER GLEN, VA 22546-1513**	02/04/2026	$300,000	$295	1017	5/3/2	1993	20,404 SF

APN: 51A8-3-944 Document #: 260000439
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 944 Subdivision: LAKE LAND OR RESORT DEVELOPMENT MapRef: MB 196 PG 157 Abbreviated Description: Lot:944 Subdivision:LAKE LAND OR RESORT DEVELOPMENT Map Ref:MB 196 PG 157City/Muni/Twp:MADISON City/Muni/Twp: MADISON

15	.43Mi.	**514 REDGROUND DR** **RUTHER GLEN, VA 22546-1527**	11/05/2025	$285,000	$283	1008	5/3/2	1987	21,636 SF

APN: 51A8-3-846 Document #: 250004715
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 846 Subdivision: LAKE LAND OR RESORT DEVELOPMENT MapRef: MB 196 PG 157 Abbreviated Description: Lot:846 Subdivision:LAKE LAND OR RESORT DEVELOPMENT Map Ref:MB 196 PG 157City/Muni/Twp:MADISON City/Muni/Twp: MADISON

16	.43Mi.	**213 SEA CLIFF DR** **RUTHER GLEN, VA 22546-1516**	01/29/2025	$399,900	$273	1464	7/4/3	1995	42,427 SF

APN: 51A8-2-750 Document #: 250000379
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 750 Subdivision: REVISED LOT 750 LAKE LAND OR RESORT DEVELOPMENT SU MapRef: MB 501 PG 495 Abbreviated Description: Lot:750 Subdivision:REVISED LOT 750 LAKE LAND OR RESORT DEVELOPMENT SU Map Ref:MB 501 PG 495City/Muni/Twp:MADISON City/Muni/Twp: MADISON

17	.45Mi.	**527 REDGROUND DR** **RUTHER GLEN, VA 22546-1524**	07/24/2025	$340,000	$337	1008	6/3/2	2007	19,998 SF

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APN: 51A8-3-907 Document #: 250003031
Document Type: Bargain and Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 907 Subdivision: LAKE LAND OR RESORT DEVELOPMENT MapRef: MB 196 PG 157 Abbreviated Description: Lot:907 Subdivision:LAKE LAND OR RESORT DEVELOPMENT Map Ref:MB 196 PG 157City/Muni/Twp:MADISON City/Muni/Twp: MADISON

18	.48Mi.	**93 ALBERTSON CT** **RUTHER GLEN, VA 22546-1511**	08/28/2026	$462,000	//	20,255 SF

APN: 51A8-3-923 Document #: 260003720
Document Type: Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 923 Subdivision: LAKE LAND OR RESORT DEVELOPMENT MapRef: MB 196 PG 157 Abbreviated Description: Lot:923 Subdivision:LAKE LAND OR RESORT DEVELOPMENT Map Ref:MB 196 PG 157

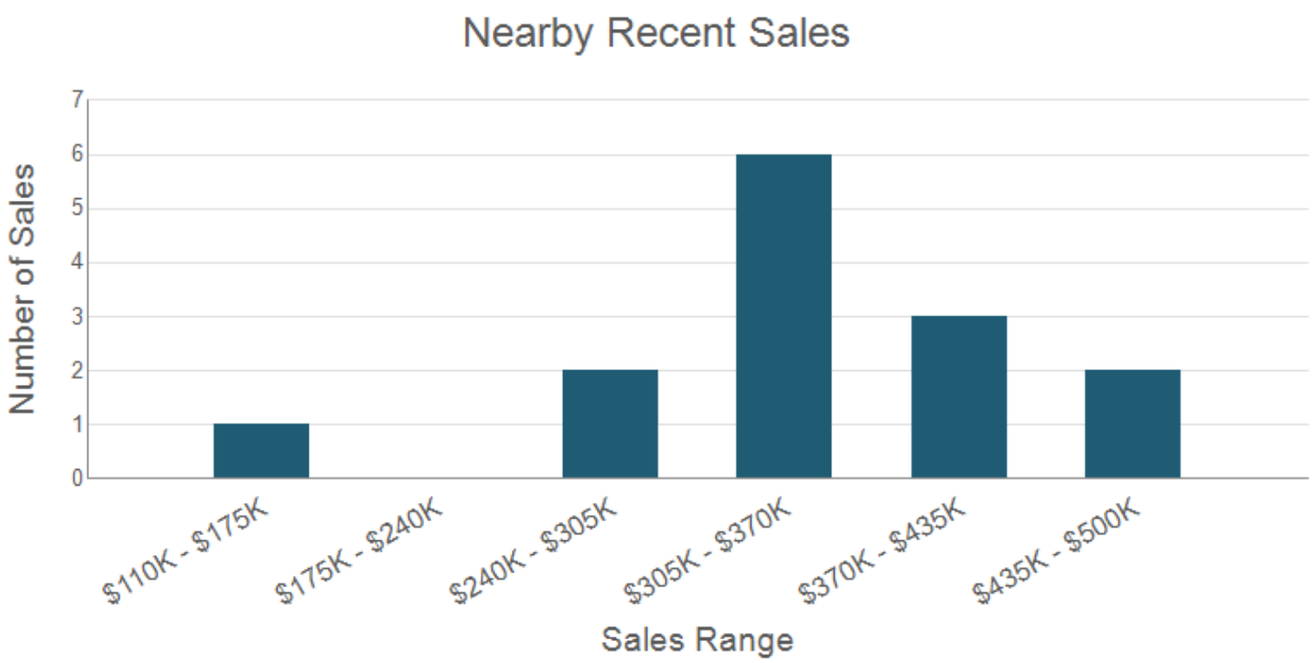
19	.48Mi.	**ROSLYN RD** **RUTHER GLEN, VA 22546-**	09/18/2025	$1,851	//	5,354 SF

APN: 51A1-2 C-46 Document #: 250003920
Document Type: Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: C-46 Subdivision: LAKE LAND OR RESORT DEVELOPMENT MapRef: MB 199 PG 268 Abbreviated Description: Lot:C-46 Subdivision:LAKE LAND OR RESORT DEVELOPMENT Map Ref:MB 199 PG 268

20	.49Mi.	**224 ESTATE DR** **RUTHER GLEN, VA 22546-1514**	08/03/2026	$40,000	//	20,800 SF

APN: 51A8-3-913 Document #: 260003313
Document Type: Warranty Deed Price Code:
Land Use: Residential - Vacant Land
Legal: Lot: 913 Subdivision: LAKE LAND OR RESORT DEVELOPMENT MapRef: MB 196 PG 157 Abbreviated Description: Lot:913 Subdivision:LAKE LAND OR RESORT DEVELOPMENT Map Ref:MB 196 PG 157City/Muni/Twp:MADISON City/Muni/Twp: MADISON

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.	**123 NEEDWOOD DR**	**05/13/2024**	$362,800	$362,800	1,242	13/3/3	2006	22,115 SF	
.02Mi.	**125 NEEDWOOD DR**	**08/24/2018**	$363,500	$363,500	1,099	7/3/3	2018	24,751 SF	
.04Mi.	**119 NEEDWOOD DR**	**04/15/2019**	$355,000	$355,000	1,816	8/3/3	1990	1 SF	
.04Mi.	**103 NEEDWOOD DR**	**10/02/2007**	$375,500	$375,500	1,236	10/3/3	2005	20,068 SF	
.04Mi.	**105 NEEDWOOD DR**	**11/12/2024**	$358,900	$358,900	1,051	10/3/3	2005	22,904 SF	
.05Mi.	**336 CEDAR RIDGE DR**	**01/13/2022**	$429,400	$429,400	2,030	7/4/2	2018	43,399 SF	
.05Mi.	**334 CEDAR RIDGE DR**	**03/20/2000**	$321,058	$321,058	1,060	7/3/2	1995	20,739 SF	
.05Mi.	**2 TACOMA CT**	**05/01/2023**	$352,256	$352,256	1,070	6/4/3	2002	2 SF	
.05Mi.	**101 NEEDWOOD DR**	**05/20/2015**	$239,800	$239,800	1,290	5/3/1	1960	20,582 SF	
.07Mi.	**115 NEEDWOOD DR**	**06/08/2023**	$334,640	$334,640	1,000	5/3/2	2004	21,388 SF	
.07Mi.	**99 NEEDWOOD DR**	**03/04/2025**	$289,752	$289,752	1,010	5/3/2	1992	20,003 SF	
.07Mi.	**118 NEEDWOOD DR**	**01/07/2016**	$335,965	$335,965	1,193	5/3/1	1994	1 SF	
.07Mi.	**113 NEEDWOOD DR**	**09/30/2015**	$306,900	$306,900	1,046	6/3/2	2008	19,998 SF	
.07Mi.	**128 NEEDWOOD DR**	**04/19/2023**	$229,050	$229,050	912	6/3/1	1980	40,467 SF	
.09Mi.	**116 NEEDWOOD DR**	**05/04/2006**	$284,482	$284,482	1,092	6/3/2	2003		
.1Mi.	**130 NEEDWOOD DR**	**11/01/2016**	$337,300	$337,300	1,076	7/3/2	2005		

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Rent vs. Own

Households Occupied by Renters:	13%	Households Occupied by Owners:	81%

Demographics & Income

Median Age:	39.1 years old	Households:	6,891
Median Household Income:	$87,241	Households w/Family:	72%
Household Income Per Capita:	$43,717	Households w/Family Married:	51%
Most Common Education Level:	High School Graduate	Households w/Family Children:	34%

School District

School District Zone:	Caroline County Public Schools	Students:	4,600
Number of Schools:	5	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
8.67Mi.	**Caroline High School** Number of Students: 1,315 Student-Teacher Ratio: 14.56 Advanced Placement: Yes	D+	Public	9 - 12
2.21Mi.	**Lewis and Clark Elementary School** Number of Students: 1,009 Student-Teacher Ratio: 17.7	C+	Public	PK - 5
8.82Mi.	**Caroline Middle School** Number of Students: 983 Student-Teacher Ratio: 13.69	D-	Public	6 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	114%	HIGHER
BURGLARY	121%	HIGHER
MOTOR VEHICLE THEFT	99%	SIMILAR
FORCIBLE ROBBERY	125%	HIGHER
AGGRAVATED ASSAULT	90%	LOWER
FORCIBLE RAPE	88%	LOWER
MURDER	105%	SIMILAR
OVERALL	99%	SIMILAR

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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