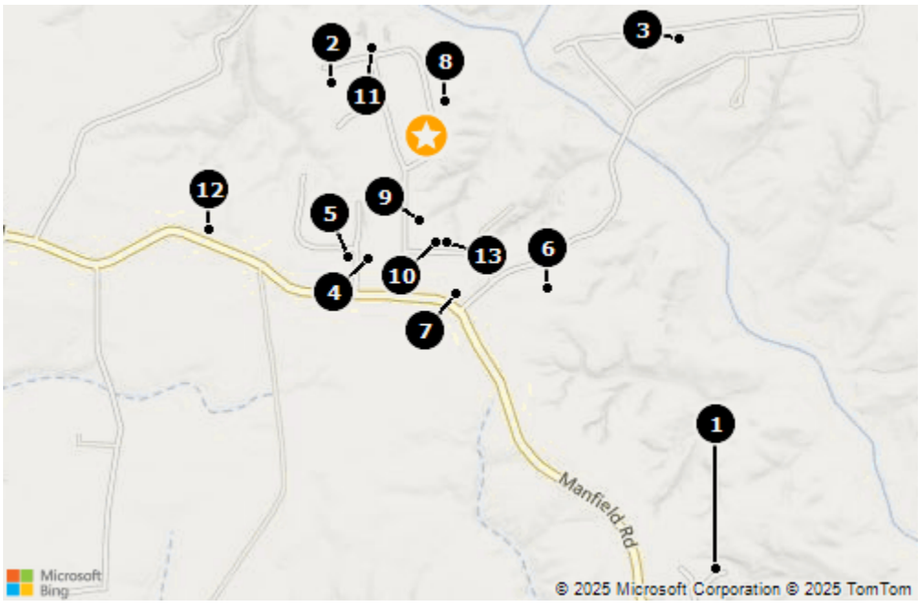
ICE SiteX Report

OrderID: 95584109

SiteX Property Information Report



Subject Property Location

135 RAINWATER DR, AYLETT, VA 23009-3319

County:	**KING WILLIAM VA**	Census Tract:	511019501.012008
Property Use:	Rural/Agricultural Residence	Zoning:	R-1
Parcel Number:	27B 2 D 18	Thomas Bros Pg-Grid:	

Valuation

Value:	**$306,000**	FSD:	9
Value Range:	$278,460 - $333,540	Confidence Score:	91

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	
Assd Land Value:	$40,000	Market Land Value:	$40,000	Tax Year:	2024
Assd Improvement:	$147,300	Market Improvment Value:	$147,300	Total Taxable Value:	$1,086
Total Assessed Value:	$187,300	Total Assessor Market Value:	$187,300	Delinquent Year:	
				Tax Account ID:	3997-1
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 18 Block: D Section: B District: 2

Abbreviated Description:	LOT 18 BLK D SECT B MANQUIN FARMS
City/Muni/Twp:	ACQUINTON

Property Characteristics

Lot Size:	1.000 AC	Bedrooms:	3	Pool:	
Building Area:	1196 SF	Baths:	1	Fireplace:	
Year Built:	1988	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	5	Ext Walls:	4
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	1	Number of Cars:	3	A/C:	Central
Style:	Ranch	Basement:		Roof Cover:	Comp Shingle
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	02/28/2012	Loan Amount:	N/A
Document #:	BK-PG 1200-405	Loan Type:	FHA
TD Due Date:	03/01/2027	Type Finance:	FIX
Legal Description:			

Mortgage Record

Recording Date:	11/20/2008	Loan Amount:	N/A
Document #:	BK-PG 800-3483	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR
Legal Description:			

Mortgage Record

Recording Date:	02/02/2007	Loan Amount:	N/A
Document #:	BK-PG 700-445	Loan Type:	New Conventional
TD Due Date:	02/01/2037	Type Finance:	FIX
Legal Description:			

Prior Transfer

Recording Date:	05/00/1993	Sales Price:	$66,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

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Legal Description:
Lot: 18 Block: D Section: B District: 2
Abbreviated Description: LOT 18 BLK D SECT B MANQUIN FARMS
City/Muni/Twp: ACQUINTON

Area Sales Analysis

Total Area Sales	$3,713,123	Median # of Bedrooms	3
Median Lot Size	54,015 SF	Median # of Baths	2
Median Living Area	1,222 SF	Median Year Built	1986
Price Range - 2 Yrs	$80,000 to $430,000	Age Range	17 years to 205 years
Median Value	$300,000	Median Age	39 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.32Mi.	**211 BLACK CREEK LN** **AYLETT, VA 23009-3415**	03/05/2025	$335,000	$211	1586	6/3/2	2003	44,431 SF	
		APN: 27 1 8 Document #: 250000492 Document Type: Warranty Deed Price Code: D Land Use: Rural/Agricultural Residence Legal: Lot: 8 Subdivision: A BLACK CREEK EST Abbreviated Description: Lot:8 Subdivision:A BLACK CREEK EST								
2	.28Mi.	**237 N MONCUIN DR** **AYLETT, VA 23009-3317**	01/17/2025	$300,000	$250	1196	5/3/1	1989	64,905 SF	
		APN: 27B 3 C 10 Document #: 250000126 Document Type: Warranty Deed Price Code: D Land Use: Rural/Agricultural Residence Legal: Lot: 10 Block: C Subdivision: D MANQUIN FARMS SD Abbreviated Description: Lot:10 Block:C Subdivision:D MANQUIN FARMS SD								
3	.69Mi.	**483 TERRA ALTA DR** **AYLETT, VA 23009-3205**	11/04/2024	$347,000	$206	1681	5/3/2	1975	SF	
		APN: 21C 3 D 4 Document #: 240002242 Document Type: Warranty Deed Price Code: D Land Use: Rural/Agricultural Residence Legal: Lot: B Abbreviated Description: Lot:B								
4	.35Mi.	**96 KENDAL DR** **AYLETT, VA 23009-3304**	09/16/2024	$340,000	$272	1248	5/3/1	1986	43,560 SF	
		APN: 27B 2 B 6 Document #: 240001858 Document Type: Warranty Deed Price Code: D Land Use: Rural/Agricultural Residence Legal: Lot: 6 Block: B Subdivision: B MANQUIN FARMS SD Abbreviated Description: Lot:6 Block:B Subdivision:B MANQUIN FARMS SD								
5	.37Mi.	**99 KENDAL DR** **AYLETT, VA 23009-3304**	08/13/2024	$303,623	$253	1196	5/3/1	1987	43,560 SF	
		APN: 27B 2 C 9 Document #: 240001568 Document Type: Warranty Deed Price Code: D Land Use: Rural/Agricultural Residence Legal: Lot: 9 Block: C Subdivision: B MANQUIN FARMS Abbreviated Description: Lot:9 Block:C Subdivision:B MANQUIN FARMS								
6	.49Mi.	**276 VENTER RD** **AYLETT, VA 23009-3247**	07/31/2024	$80,000	$51	1562	6/3/2	2008	217,801 SF	
		APN: 27 25A2 Document #: 240001473 Document Type: Warranty Deed Price Code: D Land Use: Rural/Agricultural Residence Legal: Lot: 2 Abbreviated Description: Lot:2								
7	.43Mi.	**2904 MANFIELD RD** **AYLETT, VA 23009-3324**	06/17/2024	$185,000	$170	1082	5/3/1	1940	43,560 SF	
		APN: 27 26 Document #: 240001193 Document Type: Warranty Deed Price Code: D Land Use: Rural/Agricultural Residence Legal: Lot: B Abbreviated Description: Lot:B								
8	.1Mi.	**212 RAINWATER DR** **AYLETT, VA 23009-3320**	04/09/2024	$292,500	$239	1222	5/3/2	1979	54,015 SF	
		APN: 27B 2 C 46 Document #: 240000690 Document Type: Warranty Deed Price Code: D Land Use: Rural/Agricultural Residence Legal: Lot: 46 Block: C Subdivision: B MANQUIN FARMS Abbreviated Description: Lot:46 Block:C Subdivision:B MANQUIN FARMS								
9	.22Mi.	**196 MANQUIN DR** **AYLETT, VA 23009-3307**	01/31/2024	$240,000	$240	1000	5/3/2	1983	43,560 SF	
		APN: 27B 2 C 35 Document #: 240000202 Document Type: Warranty Deed Price Code: D Land Use: Rural/Agricultural Residence Legal: Lot: 35 Block: C Subdivision: B MANQUIN FARMS SD Abbreviated Description: Lot:35 Block:C Subdivision:B MANQUIN FARMS SD								
10	.25Mi.	**77 WYSOR DR** **AYLETT, VA 23009-3322**	01/12/2024	$300,000	$224	1339	6/3/2	1986	84,507 SF	Spa Only
		APN: 27B 2 C 32 Document #: 240000073 Document Type: Warranty Deed Price Code: D Land Use: Rural/Agricultural Residence Legal: Lot: 32 Block: C Subdivision: B MANQUIN FARMS SD Abbreviated Description: Lot:32 Block:C Subdivision:B MANQUIN FARMS SD								
11	.33Mi.	**124 N MONCUIN DR** **AYLETT, VA 23009-3316**	09/01/2023	$310,000	$283	1092	5/3/2	1997	176,419 SF	AboveGround
		APN: 27B 3 C 1 Document #: 230001707 Document Type: Warranty Deed Price Code: D Land Use: Rural/Agricultural Residence Legal: Lot: 1 Block: C Subdivision: C MANQUIN FARMS Abbreviated Description: Lot:1 Block:C Subdivision:C MANQUIN FARMS								
12	.59Mi.	**3586 MANFIELD RD** **AYLETT, VA 23009-3330**	08/08/2023	$430,000	$237	1812	7/3/1	1820	151,589 SF	
		APN: 27 11C Document #: 230001510								

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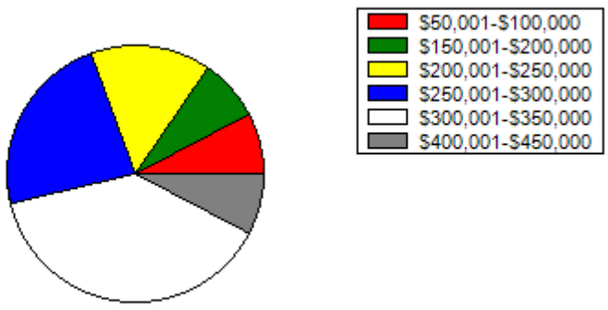
Document Type: Warranty Deed Price Code: D
Land Use: Rural/Agricultural Residence
Legal:

13	.26Mi.	**101 WYSOR DR**	05/18/2023	$250,000	$242	1031	5/3/2	1987	92,348 SF
		AYLETT, VA 23009-3323							

APN: 27B 2 C 31 Document #: 230000944
Document Type: Warranty Deed Price Code: D
Land Use: Rural/Agricultural Residence
Legal: Lot: 31 Block: C Subdivision: B MANQUIN FARMS SD Abbreviated Description: Lot:31 Block:C Subdivision:B MANQUIN FARMS SD

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.

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.	**135 RAINWATER DR**	**05/00/1993**	$187,300	$187,300	1,196	5/3/1	1988	1 SF	
.03Mi.	**173 RAINWATER DR**	**12/08/2008**	$168,900	$168,900	1,126	8/3/1	1984	1 SF	
.03Mi.	**91 RAINWATER DR**	**10/05/2009**	$228,900	$228,900	1,736	7/3/2	1984	1 SF	AboveGround
.05Mi.	**412 MANQUIN DR**	**06/25/2013**	$153,100	$153,100	960	5/3/1	1982	1 SF	
.06Mi.	**382 MANQUIN DR**	**05/31/2005**	$220,000	$220,000	980	5/3/1	1982	1 SF	AboveGround
.06Mi.	**195 RAINWATER DR**	**08/29/2016**	$152,200	$152,200	1,008	5/3/1	1988	1 SF	
.06Mi.	**132 RAINWATER DR**	**05/10/2001**	$176,500	$176,500	1,510	7/4/2	1983	1 SF	
.06Mi.	**438 MANQUIN DR**	**12/03/2018**	$209,000	$209,000	1,616	5/3/1	1982	1 SF	
.07Mi.	**158 RAINWATER DR**	**04/14/2003**	$211,200	$211,200	1,560	5/3/1	1984	1 SF	Spa Only
.07Mi.	**344 MANQUIN DR**	**06/26/2000**	$259,000	$259,000	2,297	8/4/3	1982	1 SF	
.08Mi.	**106 RAINWATER DR**	**03/27/2013**	$170,200	$170,200	1,040	5/3/1	1981	2 SF	
.08Mi.	**188 RAINWATER DR**	**10/03/2003**	$191,000	$191,000	1,320	6/3/2	1979	1 SF	
.08Mi.	**466 MANQUIN DR**	**07/01/2005**	$172,300	$172,300	1,032	5/3/1	1986	1 SF	
.09Mi.	**229 RAINWATER DR**	**05/00/1988**	$150,000	$150,000	1,008	5/3/1	1988	1 SF	
.09Mi.	**84 RAINWATER DR**	**03/11/2004**	$242,100	$242,100	1,632	7/4/2	1983	2 SF	
.1Mi.	**54 RAINWATER DR**	**06/04/2007**	$193,600	$193,600	1,196	5/3/1	1987	2 SF	

Rent vs. Own

Households Occupied by Renters:	7%	Households Occupied by Owners:	88%

Demographics & Income

Median Age:	39.4 years old	Households:	2,731
Median Household Income:	$80,295	Households w/Family:	78%
Household Income Per Capita:	$38,518	Households w/Family Married:	63%
Most Common Education Level:	High School Graduate	Households w/Family Children:	40%

School District

School District Zone:	King William County Public Schools	Students:	2,006
Number of Schools:	4	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
8.95Mi.	**Acquinton Elementary School** Number of Students: 432 Student-Teacher Ratio: 12.78	C+	Public	3 - 5
2.90Mi.	**King William High School** Number of Students: 683 Student-Teacher Ratio: 14.28 Advanced Placement: Yes	C	Public	9 - 12
8.86Mi.	**Hamilton Holmes Middle School**	D+	Public	6 - 8

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Number of Students: 494
Student-Teacher Ratio: 12.88

8.96Mi.	**Cool Spring Primary School**	NA	Public	PK - 2

Number of Students: 397
Student-Teacher Ratio: 12.04

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	18%	SIGNIFICANTLY LOWER
BURGLARY	58%	NOTABLY LOWER
MOTOR VEHICLE THEFT	8%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	73%	NOTABLY LOWER
AGGRAVATED ASSAULT	61%	NOTABLY LOWER
FORCIBLE RAPE	96%	SIMILAR
MURDER	58%	NOTABLY LOWER
OVERALL	68%	NOTABLY LOWER

Disaster Alerts

No alerts noted

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