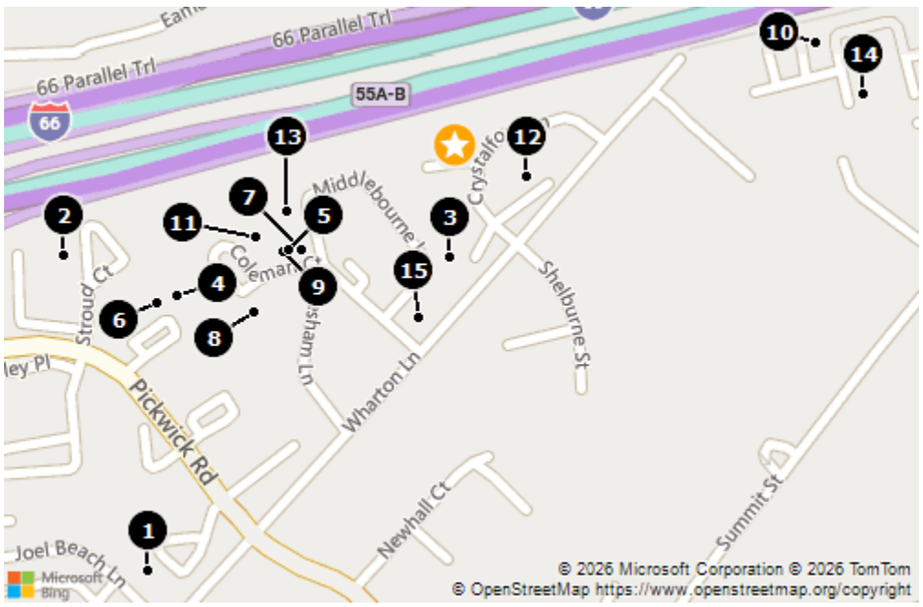
ICE SiteX Report

OrderID: 98677974

SiteX Property Information Report



Subject Property Location

13706 CRYSTALFORD CT, CENTREVILLE, VA 20120-2085

County:	**FAIRFAX VA**	Census Tract:	510594915.011001
Property Use:	Townhouse (Residential)	Zoning:	R-8(RESIDENTIAL 8 DU/AC)
Parcel Number:	054-4-12-0020-A	Thomas Bros Pg-Grid:	1031-3F

Valuation

Value:	**$624,000**	FSD:	7	Common Confidence Score:	79
Value Range:	$580,320 - $667,680	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	90200
Assd Land Value:	$180,000	Market Land Value:	$180,000	Tax Year:	2026
Assd Improvement:	$394,440	Market Improvment Value:	$394,440	Total Taxable Value:	$6,626
Total Assessed Value:	$574,440	Total Assessor Market Value:	$574,440	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 20A District: 09-02-00 Subdivision: WALNEY MILLS
Abbreviated Description: WALNEY MILLS LT 20A
City/Muni/Twp: SULLY DIST #2

Property Characteristics

Lot Size:	1,788 SF	Bedrooms:	3	Pool:	
Building Area:	1477 SF	Baths:	2	Fireplace:	1
Year Built:	1994	Partial Baths:	2	Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:		A/C:	Yes
Style:		Basement:	Full	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	07/26/2022	Loan Amount:	N/A
Document #:	2022056478.002 BK-PG 27719-1397	Loan Type:	FHA
TD Due Date:	07/01/2062	Type Finance:	

Legal Description:
Lot: 20A Subdivision: WALNEY MILLS

Mortgage Record

Recording Date:	06/30/2015	Loan Amount:	N/A
Document #:	BK-PG 2015-22268002	Loan Type:	Stand Alone Second
TD Due Date:		Type Finance:	FIX

Legal Description:

Prior Transfer

Recording Date:	08/16/2012	Sales Price:	$350,000
Document #:	201237138003 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	08/14/2012		
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/16/2012	Sales Price:	$350,000
Document #:	BK-PG 22497 -373	Type of Sale:	Per Assessor Transaction History

ICE SiteX Report

OrderID: 98677974

Document Type:
Legal Description:
Lot: 20A District: 09-02-00 Subdivision: WALNEY MILLS
Abbreviated Description: WALNEY MILLS LT 20A
City/Muni/Twp: SULLY DIST #2

Prior Transfer

Recording Date:	08/29/1994	Sales Price:	$160,950
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/29/1994	Sales Price:	$160,950
Document #:	BK-PG 09225-01507	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Lot: 20A Subdivision: WALNEY MILLS Map Ref: MAP 0544 12 0020A

Area Sales Analysis

Total Area Sales	$9,189,000	Median # of Bedrooms	3
Median Lot Size	1,550 SF	Median # of Baths	3
Median Living Area	1,423 SF	Median Year Built	1992
Price Range - 2 Yrs	$490,000 to $725,000	Age Range	21 years to 36 years
Median Value	$620,000	Median Age	34 years

Comparable Sales Data

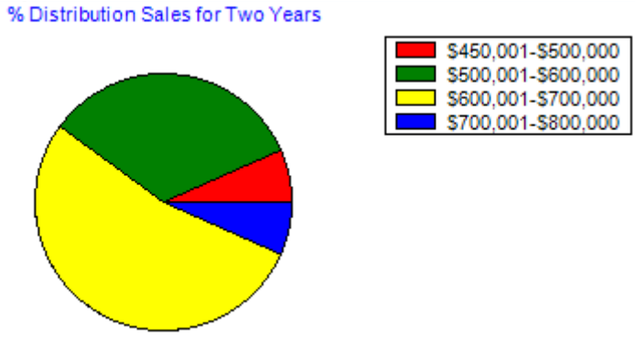
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.33Mi.	**13828 ASHINGTON CT** **CENTREVILLE, VA 20120-5217**	09/23/2026	$620,000	$411	1508	/3/2	1994	2,380 SF	
		APN: 054-4-16-0099 Document #: 2026057247.001 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 99 Section: 2 Subdivision: ENGLEWOOD MEWS MapRef: MB 8788 PG 1786 Abbreviated Description: Lot:99 Section:2 Subdivision:ENGLEWOOD MEWS Map Ref:MB 8788 PG 1786								
2	.26Mi.	**5545 STROUD CT** **CENTREVILLE, VA 20120-5207**	09/09/2026	$590,000	$417	1412	/3/3	1993	1,406 SF	
		APN: 054-4-16-0183 Document #: 2026054337.001 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 183 Section: 3 Subdivision: ENGLEWOOD MEWS MapRef: MB 8427 PG 1681 Abbreviated Description: Lot:183 Section:3 Subdivision:ENGLEWOOD MEWS Map Ref:MB 8427 PG 1681								
3	.07Mi.	**5473 MIDDLEBOURNE LN** **CENTREVILLE, VA 20120-2075**	08/31/2026	$625,000	$408	1531	/3/3	1992	1,550 SF	
		APN: 054-4-10-0105 Document #: 2026052857.001 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 105 Subdivision: CENTER TERRACE Phase No: 11 MapRef: MB 7567 PG 398 Abbreviated Description: Lot:105 Subdivision:CENTER TERRACE Phase No:11 Map Ref:MB 7567 PG 398								
4	.2Mi.	**13824 BRIDLINGTON CT** **CENTREVILLE, VA 20120-5205**	08/04/2026	$595,000	$433	1374	/4/3	1993	1,406 SF	
		APN: 054-4-16-0157 Document #: 2026047036.001 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 157 Section: 3 Subdivision: ENGLEWOOD MEWS MapRef: MB 8247 PG 1681 Abbreviated Description: Lot:157 Section:3 Subdivision:ENGLEWOOD MEWS Map Ref:MB 8247 PG 1681								
5	.12Mi.	**13832 COLEMAN CT** **CENTREVILLE, VA 20120-2067**	07/15/2026	$490,000	$395	1240	/3/2	1990	1,550 SF	
		APN: 054-4-10-0072 Document #: 2026043003.001 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 72 Subdivision: CENTER TERRACE MapRef: MB 7296 PG 785 Abbreviated Description: Lot:72 Subdivision:CENTER TERRACE Map Ref:MB 7296 PG 785								
6	.21Mi.	**13830 BRIDLINGTON CT** **CENTREVILLE, VA 20120-5205**	07/14/2026	$650,000	$431	1508	/3/2	1993	2,627 SF	
		APN: 054-4-16-0160 Document #: 2026042654.001 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 160 Section: 3 Subdivision: ENGLEWOOD MEWS MapRef: MB 8427 PG 1681 Abbreviated Description: Lot:160 Section:3 Subdivision:ENGLEWOOD MEWS Map Ref:MB 8427 PG 1681								
7	.11Mi.	**13828 COLEMAN CT** **CENTREVILLE, VA 20120-2067**	06/18/2026	$655,000	$469	1395	/3/3	1991	2,138 SF	
		APN: 054-4-10-0074 Document #: 2026037134.001 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 74 Subdivision: CENTER TERRACE MapRef: MB 7296 PG 785 Abbreviated Description: Lot:74 Subdivision:CENTER TERRACE Map Ref:MB 7296 PG 785								
8	.16Mi.	**13847 COLEMAN CT** **CENTREVILLE, VA 20120-2069**	04/24/2026	$620,000	$444	1395	/4/3	1990	1,550 SF	
		APN: 054-4-10-0040 Document #: 2026024059.001 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 40 Subdivision: CENTER TERRACE MapRef: MB 7296 PG 785 Abbreviated Description: Lot:40 Subdivision:CENTER TERRACE Map Ref:MB 7296 PG 785								
9	.12Mi.	**13834 COLEMAN CT** **CENTREVILLE, VA 20120-2067**	04/22/2026	$650,000	$459	1416	/3/3	1990	1,550 SF	
		APN: 054-4-10-0071 Document #: 2026023456.001 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 71 Subdivision: CENTER TERRACE MapRef: MB 7296 PG 785 Abbreviated Description: Lot:71 Subdivision:CENTER TERRACE Map Ref:MB 7296 PG 785								
10	.24Mi.	**13660 LAVENDER MIST LN**	02/24/2026	$699,000	$416	1680	/3/2	2005	1,900 SF	

ICE SiteX Report

OrderID: 98677974

		CENTREVILLE, VA 20120-2612							
	APN: 054-2-15-0209 Document #: 2026010203.001 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 209 Section: 4 Subdivision: FAIRCREST NORTH MapRef: MB 15540 PG 292 Abbreviated Description: Lot:209 Section:4 Subdivision:FAIRCREST NORTH Map Ref:MB 15540 PG 292								
11	.14Mi.	**13870 COLEMAN CT** **CENTREVILLE, VA 20120-2068**	02/24/2026	$575,000	$373	1538	/3/3	1990	2,325 SF
	APN: 054-4-10-0066 Document #: 2026010380.001 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 66 Subdivision: CENTER TERRACE MapRef: MB 7296 PG 785 Abbreviated Description: Lot:66 Subdivision:CENTER TERRACE Map Ref:MB 7296 PG 785								
12	.05Mi.	**13708 GLASSFORD PL** **CENTREVILLE, VA 20120-2086**	01/12/2026	$610,000	$428	1423	/3/2	1992	1,820 SF
	APN: 054-4-12-0005-A Document #: 2026002199.003 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 5-A Subdivision: WALNEY MILLS MapRef: MB 8279 PG 885 Abbreviated Description: Lot:5-A Subdivision:WALNEY MILLS Map Ref:MB 8279 PG 885								
13	.11Mi.	**5405 MIDDLEBOURNE LN** **CENTREVILLE, VA 20120-2073**	01/05/2026	$510,000	$411	1240	/3/2	1991	1,550 SF
	APN: 054-4-10-0077 Document #: 2026000463.001 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 77 Subdivision: CENTER TERRACE Phase No: II MapRef: MB 7567 PG 398 Abbreviated Description: Lot:77 Subdivision:CENTER TERRACE Phase No:II Map Ref:MB 7567 PG 398								
14	.26Mi.	**13679 LAVENDER MIST LN** **CENTREVILLE, VA 20120-2615**	11/14/2025	$725,000	$432	1678	/3/3	2004	1,520 SF
	APN: 054-2-15-0232 Document #: 2025062944.001 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 232 Section: 4 Subdivision: FAIRCREST NORTH MapRef: MB 15540 PG 292 Abbreviated Description: Lot:232 Section:4 Subdivision:FAIRCREST NORTH Map Ref:MB 15540 PG 292								
15	.11Mi.	**5493 MIDDLEBOURNE LN** **CENTREVILLE, VA 20120-2075**	07/29/2025	$575,000	$375	1531	/2/3	1992	1,550 SF
	APN: 054-4-10-0115 Document #: 2025039943.001 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 115 Subdivision: CENTER TERRACE Phase No: II MapRef: MB 7567 PG 398 Abbreviated Description: Lot:115 Subdivision:CENTER TERRACE Phase No:II Map Ref:MB 7567 PG 398								

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.	**13706 CRYSTALFORD CT**	**08/16/2012**	$574,440	$574,440	1,477	/3/2	1994	1,788 SF	
0Mi.	**13708 CRYSTALFORD CT**	**08/04/2020**	$573,000	$573,000	1,435	/3/3	1994	1,788 SF	
0Mi.	**13704 CRYSTALFORD CT**	**01/28/2002**	$566,760	$566,760	1,484	/3/2	1994	1,805 SF	
.01Mi.	**13710 CRYSTALFORD CT**	**05/25/2012**	$562,480	$562,480	1,484	/3/2	1994	1,788 SF	
.01Mi.	**13702 CRYSTALFORD CT**	**12/17/2018**	$601,710	$601,710	1,435	/3/3	1994	1,883 SF	
.01Mi.	**13712 CRYSTALFORD CT**	**07/03/2008**	$577,060	$577,060	1,428	/3/2	1994	2,390 SF	
.01Mi.	**13700 CRYSTALFORD CT**	**12/27/2004**	$571,510	$571,510	1,496	/3/2	1994	2,502 SF	
.02Mi.	**5432 CRYSTALFORD LN**	**07/20/2010**	$566,120	$566,120	1,439	/3/2	1994	2,520 SF	
.02Mi.	**13707 CRYSTALFORD CT**	**09/23/2025**	$572,960	$572,960	1,465	/3/2	1993	1,757 SF	
.02Mi.	**13705 CRYSTALFORD CT**	**11/22/2022**	$575,990	$575,990	1,470	/3/3	1993	2,647 SF	
.02Mi.	**13709 CRYSTALFORD CT**	**08/25/2016**	$568,880	$568,880	1,462	/3/2	1993	1,757 SF	
.02Mi.	**13711 CRYSTALFORD CT**	**06/06/2024**	$557,370	$557,370	1,423	/3/2	1993	1,757 SF	
.03Mi.	**13713 CRYSTALFORD CT**	**06/10/2022**	$565,660	$565,660	1,423	/3/2	1993	2,441 SF	
.03Mi.	**5430 CRYSTALFORD LN**	**12/22/2009**	$583,860	$583,860	1,491	/3/2	1994	1,703 SF	
.03Mi.	**5428 CRYSTALFORD LN**	**03/02/1995**	$563,290	$563,290	1,442	/3/2	1995	1,677 SF	
.03Mi.	**5433 CRYSTALFORD LN**	**08/03/2016**	$587,730	$587,730	1,491	/3/2	1994	2,450 SF	

ICE SiteX Report

OrderID: 98677974

Rent vs. Own

Households Occupied by Renters:	24%	Households Occupied by Owners:	74%

Demographics & Income

Median Age:	38.9 years old	Households:	14,584
Median Household Income:	$145,485	Households w/Family:	76%
Household Income Per Capita:	$57,055	Households w/Family Married:	65%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	37%

School District

School District Zone:	Fairfax County Public Schools	Students:	179,323
Number of Schools:	223	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.67Mi.	**Centreville High School** Number of Students: 2,347 Student-Teacher Ratio: 12.8 Advanced Placement: Yes	B+	Public	9 - 12
2.91Mi.	**Liberty Middle School** Number of Students: 913 Student-Teacher Ratio: 11.68	B+	Public	7 - 8
0.82Mi.	**Powell Elementary School** Number of Students: 872 Student-Teacher Ratio: 16.18	A	Public	PK - 6

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	82%	LOWER
BURGLARY	54%	NOTABLY LOWER
MOTOR VEHICLE THEFT	75%	NOTABLY LOWER
FORCIBLE ROBBERY	128%	HIGHER
AGGRAVATED ASSAULT	40%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	129%	HIGHER
MURDER	68%	NOTABLY LOWER
OVERALL	60%	NOTABLY 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.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.