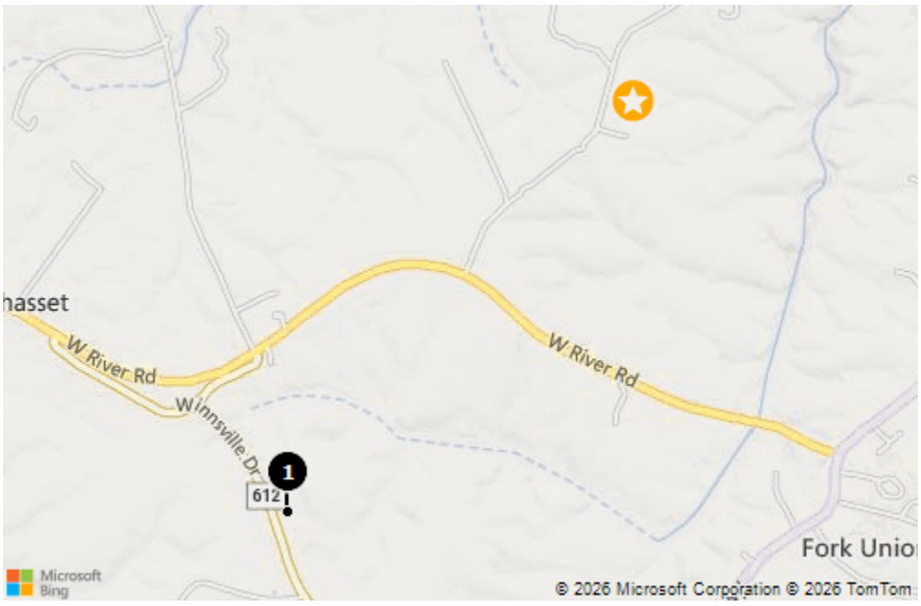
ICE SiteX Report

OrderID: 98651604

SiteX Property Information Report



Subject Property Location

14286 W RIVER RD, BREMO BLUFF, VA 23022-2214

County:	**FLUVANNA VA**	Census Tract:	510650202.004007
Property Use:	Single Family Residential	Zoning:	A-1
Parcel Number:	51 16 A	Thomas Bros Pg-Grid:	

Valuation

Value:	**N/A**	FSD:	N/A	Common Confidence Score:	N/A
Value Range:	N/A - N/A	ICE Confidence Score:	N/A		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$46,200	Market Land Value:	$46,200	Tax Year:	2025
Assd Improvement:	$375,840	Market Improvment Value:	$375,840	Total Taxable Value:	$3,186
Total Assessed Value:	$422,040	Total Assessor Market Value:	$422,040	Delinquent Year:	
				Tax Account ID:	13012
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 08	
Abbreviated Description:	DB 802-36 AC 4.489
City/Muni/Twp:	FORK UNION SUDS

Property Characteristics

Lot Size:	4.489 AC	Bedrooms:	3	Pool:	AboveGround
Building Area:	2937 SF	Baths:	3	Fireplace:	1
Year Built:	1998	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	7	Ext Walls:	4
Number of Units:		Garage Type:	Garage	Heating:	Heat Pump
Number of Stories:	2+B	Number of Cars:	2	A/C:	Yes
Style:		Basement:	Partial	Roof Cover:	Comp Shingle
		Foundation:	Block	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/05/2025	Sales Price:	$300,000
Document #:	250002293 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/25/2024	Sales Price:	$226,627
Document #:	240000655 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	03/15/2024	Loan Amount:	N/A
Document #:	240000585 BK-PG -	Loan Type:	VA
TD Due Date:	04/01/2054	Type Finance:	
Legal Description:			

Mortgage Record

Recording Date:	06/24/2020	Loan Amount:	N/A
Document #:	200002240 BK-PG -	Loan Type:	VA
TD Due Date:	07/01/2050	Type Finance:	FIX
Legal Description:			

ICE SiteX Report

OrderID: 98651604

Prior Transfer

Recording Date:	05/21/2019	Sales Price:	N/A
Document #:	1901411 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/10/2019	Loan Amount:	N/A
Document #:	1901325 BK-PG -	Loan Type:	VA
TD Due Date:	05/01/2049	Type Finance:	FIX

Legal Description:

Prior Transfer

Recording Date:	10/23/2018	Sales Price:	N/A
Document #:	1803287 BK-PG 836-217	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/15/2017	Sales Price:	N/A
Document #:	1701937 BK-PG 836-210	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/17/2017	Loan Amount:	N/A
Document #:	1700846 BK-PG -	Loan Type:	VA
TD Due Date:	04/01/2047	Type Finance:	FIX

Legal Description:

Prior Transfer

Recording Date:	02/23/2011	Sales Price:	$182,592
Document #:	1100587 BK-PG 805-845	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/01/2011	Loan Amount:	N/A
Document #:	1100324 BK-PG 836-217	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: A
City/Muni/Twp: FORK UNION

Mortgage Record

Recording Date:	02/01/2011	Loan Amount:	N/A
Document #:	1100323 BK-PG 836-210	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: A
City/Muni/Twp: FORK UNION

Prior Transfer

Recording Date:	12/03/2009	Sales Price:	$184,000
Document #:	4744 BK-PG 773-227	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/28/2009	Loan Amount:	N/A
Document #:	4283 BK-PG 805-845	Loan Type:	New Conventional
TD Due Date:	11/01/2029	Type Finance:	UNK

Legal Description:

Prior Transfer

Recording Date:	09/03/2009	Sales Price:	N/A Multiple Parcels Involved in this transaction
Document #:	3565 BK-PG 802 -036	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	09/01/2009		
Document Type:			

Legal Description:
District: FORK UN Map Ref: DD227 PG316

Prior Transfer

Recording Date:	09/03/2009	Sales Price:	N/A
Document #:	0903565 BK-PG 802 -036	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	09/01/2009		
Document Type:			

Legal Description:
Lot: A Map Ref: DD27 PG316
City/Muni/Twp: FORK UNION

Prior Transfer

Recording Date:	09/03/2009	Sales Price:	N/A
Document #:	BK-PG 802 -36	Type of Sale:	Per Assessor Transaction History
Document Type:			

ICE SiteX Report

OrderID: 98651604

Legal Description:
District: 08
Abbreviated Description: DB 802-36 AC 4.489
City/Muni/Twp: FORK UNION SUDS

Prior Transfer

Recording Date:	05/11/2009	Sales Price:	N/A
Document #:	1749 BK-PG 792 -158	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	05/05/2009		
Document Type:			

Legal Description:
District: FORK UN Map Ref: DD227 PG316

Mortgage Record

Recording Date:	08/11/2008	Loan Amount:	N/A
Document #:	3731 BK-PG 773-227	Loan Type:	New Conventional
TD Due Date:	09/01/2038	Type Finance:	UNK

Legal Description:

Prior Transfer

Recording Date:	01/07/2005	Sales Price:	N/A
Document #:	0103 BK-PG 613 -840	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	12/16/2004		
Document Type:			

Legal Description:
District: FORK UN Map Ref: DD227 PG316

Area Sales Analysis

Total Area Sales	$318,000	Median # of Bedrooms	3
Median Lot Size	132,728 SF	Median # of Baths	2
Median Living Area	1,768 SF	Median Year Built	2024
Price Range - 2 Yrs	$318,000 to $318,000	Age Range	2 years to 2 years
Median Value	$318,000	Median Age	2 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.38Mi.	**490 WINNSVILLE DR BREMO BLUFF, VA 23022-2189**	06/20/2025	$318,000	$179	1768	6/3/2	2024	132,728 SF	

APN: 50 A 113A3 Document #: 250001843
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 4 MapRef: MB 31 PG 484 Abbreviated Description: Lot:4 Map Ref:MB 31 PG 484City/Muni/Twp:FORK UNION MAGISTERIAL City/Muni/Twp: FORK UNION MAGISTERIAL

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.	**14286 W RIVER RD**	**09/03/2009**	$422,040	$422,040	2,937	7/3/3	1998	4 SF	AboveGround
0Mi.	**644 THESSALONIA RD**	**08/01/2023**	$61,300	$61,300	1,272	7/4/1	1940	3 SF	
.06Mi.	**570 THESSALONIA RD**	**12/21/2004**	$138,700	$138,700	960	7/4/1	1979	2 SF	
.06Mi.	**698 THESSALONIA RD**	**10/20/1988**	$227,100	$227,100	1,152	6/4/2	1987	3 SF	
.1Mi.	**518 THESSALONIA RD**	**01/19/2000**	$150,600	$150,600	2,052	7/4/2	2000	3 SF	
.11Mi.	**558 THESSALONIA RD**	**07/25/2000**	$113,000	$113,000	1,080	5/3/2	2000	2 SF	
.11Mi.	**748 THESSALONIA RD**	**03/27/2015**	$180,400	$180,400	960	5/3/1	1981	2 SF	
.11Mi.	**563 THESSALONIA RD**	**09/01/1996**	$30,115	$30,115				21,780 SF	
.12Mi.	**539 THESSALONIA RD**	**03/11/2024**	$72,500	$72,500	1,000	5/3/1	1967	21,780 SF	
.14Mi.	**53 SMITH LN**	**07/22/2024**	$227,900	$227,900	1,241	8/3/2	1976	1 SF	
.14Mi.	**754 THESSALONIA RD**	**10/23/2013**	$170,500	$170,500	960	5/3/1	1973	5 SF	
.14Mi.	**812 THESSALONIA RD**	**08/01/1993**	$35,054	$35,054				2 SF	
.15Mi.	**434 THESSALONIA RD**	**10/22/2019**	$177,500	$177,500	1,488	5/2/1	1925	13 SF	
.15Mi.	**487 THESSALONIA RD**	**04/01/1991**	$209,900	$209,900	1,196	7/3/1	1974	1 SF	
.18Mi.	**864 THESSALONIA RD**	**01/01/1996**	$223,840	$223,840	2,052	8/3/2	2002	6 SF	Yes
.19Mi.	**430 THESSALONIA RD**	**10/06/1993**	$207,456	$207,456	1,760	9/4/1	1945	2 SF	

Rent vs. Own

Households Occupied by Renters:	13%	Households Occupied by Owners:	73%

Demographics & Income

Median Age:	49.4 years old	Households:	412
Median Household Income:	$69,981	Households w/Family:	71%
Household Income Per Capita:	$39,345	Households w/Family Married:	59%
Most Common Education Level:	High School Graduate	Households w/Family Children:	40%

ICE SiteX Report

OrderID: 98651604

School District

School District Zone:	Fluvanna County Public Schools	Students:	3,315
Number of Schools:	4	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.95Mi.	**West Central Primary School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	PK - KG
3.97Mi.	**Central Elementary School** Number of Students: 751 Student-Teacher Ratio: 14.17	NA	Public	1 - 2
4.07Mi.	**Carysbrook Elementary School** Number of Students: 457 Student-Teacher Ratio: 14.28	C	Public	3 - 4
7.33Mi.	**Fluvanna County High School** Number of Students: 1,362 Student-Teacher Ratio: 14.19 Advanced Placement: Yes	C+	Public	8 - 12
4.14Mi.	**Fluvanna Middle School** Number of Students: 745 Student-Teacher Ratio: 13.07	C	Public	5 - 7

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	44%	SIGNIFICANTLY LOWER
BURGLARY	118%	HIGHER
MOTOR VEHICLE THEFT	19%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	79%	LOWER
AGGRAVATED ASSAULT	148%	NOTABLY HIGHER
FORCIBLE RAPE	108%	SIMILAR
MURDER	60%	NOTABLY LOWER
OVERALL	134%	NOTABLY HIGHER

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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