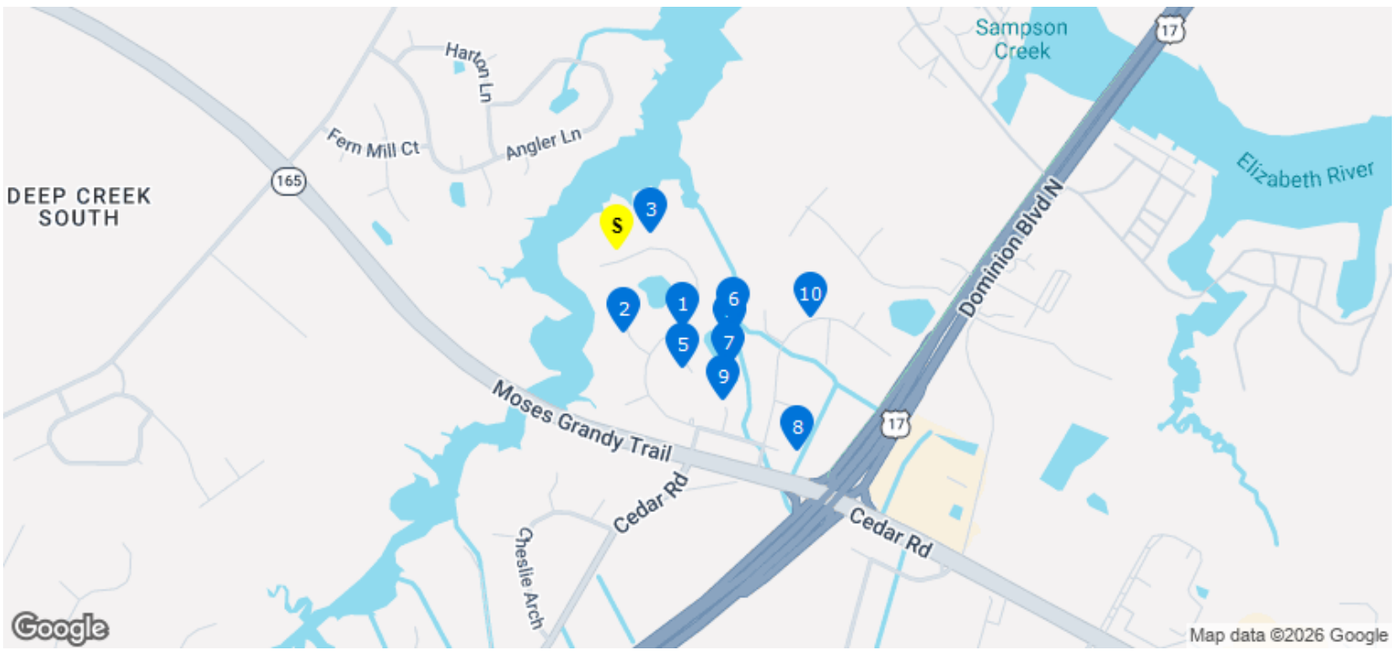
ICE SiteX Report

OrderID: 98798826

SiteX Property Information Report



Subject Property Location

1948 LANCING CREST LN, CHESAPEAKE, VA 23323-6648

County:	**CHESAPEAKE CITY VA**	Census Tract:	0213.05
Property Use:	Single Family Residential	Zoning:	R15: RESIDENTIAL
Parcel Number:	0462001000430	Thomas Bros Pg-Grid:	

Valuation

Value:	**$832,000**	FSD:	9	Common Confidence Score:	74
Value Range:	$757,120 - $906,880	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$290,000	Market Land Value:	$290,000	Tax Year:	2019
Assd Improvement:	$570,900	Market Improvment Value:	$570,900	Total Taxable Value:	$5,622
Total Assessed Value:	$860,900	Total Assessor Market Value:	$860,900	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 12 Subdivision: MARINER'S POINTE Map Ref: MB 132 PG 57

Abbreviated Description:	LOT 43 AMND PLT OF LT 43 NEW MILL LANDING SEC 3
City/Muni/Twp:	DEEP CREEK

Property Characteristics

Lot Size:	28,096 SF	Bedrooms:	3	Pool:	
Building Area:	3363 SF	Baths:	2	Fireplace:	1
Year Built:	1999	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	9	Ext Walls:	Brick
Number of Units:	1	Garage Type:	Attached Garage	Heating:	Forced air unit
Number of Stories:	1+A	Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:	Other	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/21/2026	Sales Price:	$477,120
Document #:	260001650 BK-PG 10251-1298	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	01/03/2022	Sales Price:	N/A
Document #:	220000107 BK-PG 10503-200	Type of Sale:	Non Arms-Length Transfer
Contract Date:	12/10/2021		
Document Type:	Deed		
Legal Description:			

Section: 3 Subdivision: NEW MILL LANDING

Prior Transfer

Recording Date:	01/04/2021	Sales Price:	$517,500
Document #:	210000177 BK-PG 09463-1334	Type of Sale:	
Document Type:	Release		
Legal Description:			

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Mortgage Record

Recording Date:	11/06/2020	Loan Amount:	N/A
Document #:	200041515 BK-PG 10251-1298	Loan Type:	Non Purchase Money Loan
Contract Date:	10/31/2020		
TD Due Date:	11/01/2050	Type Finance:	Fixed Rate

Legal Description:
Section: 3 Subdivision: NEW MILL LANDING Map Ref: 766756

Mortgage Record

Recording Date:	12/31/2014	Loan Amount:	N/A
Document #:	BK-PG 9463-1334	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	12/23/2014		
TD Due Date:	01/01/2045	Type Finance:	Fixed Rate

Legal Description:
Map Ref: 0

Mortgage Record

Recording Date:	01/02/2014	Loan Amount:	N/A
Document #:	9295/0403 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	12/10/2013		
TD Due Date:		Type Finance:	Fixed Rate

Legal Description:

Prior Transfer

Recording Date:	01/02/2014	Sales Price:	$560,000
Document #:	BK-PG 9295-0400	Type of Sale:	Arms-Length Transfer
Contract Date:	12/10/2013		
Document Type:	Deed		

Legal Description:

Mortgage Record

Recording Date:	12/15/2011	Loan Amount:	N/A
Document #:	BK-PG 8561-437	Loan Type:	Conventional
Contract Date:	12/09/2011		
TD Due Date:	01/01/2042	Type Finance:	Fixed Rate

Legal Description:
Map Ref: 0

Mortgage Record

Recording Date:	07/15/2008	Loan Amount:	N/A
Document #:	7548/357 BK-PG -	Loan Type:	Conventional
Contract Date:	07/11/2008		
TD Due Date:		Type Finance:	Fixed Rate

Legal Description:

Prior Transfer

Recording Date:	07/15/2008	Sales Price:	$665,000
Document #:	BK-PG 7548-353	Type of Sale:	Arms-Length Transfer
Contract Date:	07/11/2008		
Document Type:	Deed		

Legal Description:

Area Sales Analysis

Total Area Sales	$7,283,900	Median # of Bedrooms	4
Median Lot Size	23,980 SF	Median # of Baths	3
Median Living Area	3,156 SF	Median Year Built	1999
Price Range - 2 Yrs	$479,000 to $926,000	Age Range	1 years to 29 years
Median Value	$734,500	Median Age	27 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.05Mi.	**1938 LANCING CREST LN** **CHESAPEAKE, VA 23323-6648**	09/23/2025	$700,000	$197	3546	9/4/3	2001	39,291 SF	
		APN: 0462001000460 Document #: 250021883 Document Type: Bargain and Sale Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 46 Subdivision: SUBDIVISION OF NEW MILL LANDING SECTION 3 DEEP CRE MapRef: MB 122 PG 25&25A-25D Abbreviated Description: Lot:46 Subdivision:SUBDIVISION OF NEW MILL LANDING SECTION 3 DEEP CRE Map Ref:MB 122 PG 25&25A-25DCity/Muni/Twp:CHESAPEAKE City/Muni/Twp: CHESAPEAKE								
2	.1Mi.	**2007 KELSEY BAY CT** **CHESAPEAKE, VA 23323-5346**	07/29/2025	$830,000	$269	3089	9/5/2	2003	29,534 SF	
		APN: 0462004000800 Document #: 250016963 Document Type: Bargain and Sale Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 80 Subdivision: SUBDIVISION OF MILL CREEK HARBOR PHASE TWO DEEP Abbreviated Description: Lot:80 Subdivision:SUBDIVISION OF MILL CREEK HARBOR PHASE TWO DEEP City/Muni/Twp:CHESAPEAKE City/Muni/Twp: CHESAPEAKE								
3	.12Mi.	**404 BRACEY WAY** **CHESAPEAKE, VA 23323-6650**	07/09/2026	$835,000	$264	3167	8/4/2	1998	19,602 SF	
		APN: 0462001000200 Document #: 260017696 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Lot: 20 Section: 1 Subdivision: NEW MILL LANDING MapRef: MB 122 PG 11-11 Abbreviated Description: Lot:20 Section:1 Subdivision:NEW MILL LANDING Map Ref:MB 122 PG 11-11City/Muni/Twp:CHESAPEAKE City/Muni/Twp: CHESAPEAKE								
4	.14Mi.	**1913 LANCING CREST LN** **CHESAPEAKE, VA 23323-6649**	08/04/2026	$720,000	$229	3144	9/4/2	2000	20,212 SF	
		APN: 0462001000280 Document #: 260020212 Document Type: Bargain and Sale Deed Price Code: A Land Use: Single Family Residential								

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Legal: Lot: 28 Subdivision: SUBDIVISION OF NEW MILL LANDING SECTION 3 Abbreviated Description: Lot:28 Subdivision:SUBDIVISION OF NEW MILL LANDING SECTION 3 City/Muni/Twp:CHESAPEAKE City/Muni/Twp: CHESAPEAKE

5	.16Mi.	**2000 KELSEY BAY CT** **CHESAPEAKE, VA 23323-5346**	02/18/2026	$615,000	$216	2849	8/4/2	2003	11,631 SF	P

APN: 0462004000850 Document #: 260003880
Document Type: Deed Price Code: A
Land Use: Exempt (full or partial)
Legal: Lot: 85 Subdivision: MILL CREEK HARBOR PHASE TWO MapRef: MB 144 PG 129 Abbreviated Description: Lot:85 Subdivision:MILL CREEK HARBOR PHASE TWO Map Ref:MB 144 PG 129City/Muni/Twp:CHESAPEAKE City/Muni/Twp: CHESAPEAKE

6	.18Mi.	**1905 LANCING CREST LN** **CHESAPEAKE, VA 23323-6675**	08/04/2026	$1,207,500	$316	3822	10/5/3	2000	34,630 SF	P

APN: 0462001000160 Document #: 260020295
Document Type: Deed Price Code: A
Land Use: Exempt (full or partial)
Legal: Lot: 16 Subdivision: SUBDIVISION OF NEW MILL LANDING SECTION 1 Abbreviated Description: Lot:16 Subdivision:SUBDIVISION OF NEW MILL LANDING SECTION 1 City/Muni/Twp:CHESAPEAKE City/Muni/Twp: CHESAPEAKE

7	.19Mi.	**1920 LANCING CREST LN** **CHESAPEAKE, VA 23323-6648**	06/16/2026	$815,000	$275	2960	8/5/3	2025	28,140 SF	

APN: 0462001000550 Document #: 260015430
Document Type: Bargain and Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 55 Subdivision: NEW MILL LANDING SECTION 3 MapRef: MB 116 PG 9 Abbreviated Description: Lot:55 Subdivision:NEW MILL LANDING SECTION 3 Map Ref:MB 116 PG 9City/Muni/Twp:CHESAPEAKE City/Muni/Twp: CHESAPEAKE

8	.19Mi.	**1908 LANCING CREST LN** **CHESAPEAKE, VA 23323-6669**	03/16/2026	$825,000	$210	3921	9/4/3	1999	16,814 SF	

APN: 0462001000660 Document #: 260006406
Document Type: Bargain and Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 66 Subdivision: SUBDIVISION OF NEW MILL LANDING SECTION 1 Abbreviated Description: Lot:66 Subdivision:SUBDIVISION OF NEW MILL LANDING SECTION 1 City/Muni/Twp:CHESAPEAKE City/Muni/Twp: CHESAPEAKE

9	.24Mi.	**2204 HARTON LN** **CHESAPEAKE, VA 23323-5344**	09/17/2025	$540,000	$180	3002	8/4/3	2003	17,990 SF	

APN: 0462004000400 Document #: 250021506
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 40 Subdivision: MILL CREEK HARBOR PHASE ONE MapRef: MB 143 PG 172 Abbreviated Description: Lot:40 Subdivision:MILL CREEK HARBOR PHASE ONE Map Ref:MB 143 PG 172City/Muni/Twp:CHESAPEAKE City/Muni/Twp: CHESAPEAKE

10	.27Mi.	**2219 ANGLER LN** **CHESAPEAKE, VA 23323-5331**	03/09/2026	$530,000	$209	2539	9/4/2	2003	14,418 SF	

APN: 0462004000590 Document #: 260005677
Document Type: Bargain and Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 59 Subdivision: MILL CREEK HARBOR PHASE TWO MapRef: MB 144 PG 129 Abbreviated Description: Lot:59 Subdivision:MILL CREEK HARBOR PHASE TWO Map Ref:MB 144 PG 129City/Muni/Twp:CHESAPEAKE City/Muni/Twp: CHESAPEAKE

11	.28Mi.	**2303 FERN MILL LN** **CHESAPEAKE, VA 23323-5349**	07/24/2026	$735,000	$188	3909	10/6/3	2005	18,034 SF	

APN: 0462004001540 Document #: 260019127
Document Type: Bargain and Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 154 Subdivision: SUBDIVISION OF MILL CREEK HARBOR PHASE THREE MapRef: MB 146 PG 84-84G Abbreviated Description: Lot:154 Subdivision:SUBDIVISION OF MILL CREEK HARBOR PHASE THREE Map Ref:MB 146 PG 84-84GCity/Muni/Twp:CHESAPEAKE City/Muni/Twp: CHESAPEAKE

12	.29Mi.	**318 LANCING WAY** **CHESAPEAKE, VA 23323-6666**	07/21/2025	$479,000	$195	2451	8/4/2	1999	27,748 SF	

APN: 0462001000940 Document #: 250015989
Document Type: Special Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 94 Section: 7 Subdivision: SUBDIVISION OF NEW MILL LANDING SECTION 7 DEEP CRE MapRef: MB 130 PG 66&66A Abbreviated Description: Lot:94 Section:7 Subdivision:SUBDIVISION OF NEW MILL LANDING SECTION 7 DEEP CRE Map Ref:MB 130 PG 66&66ACity/Muni/Twp:CHESAPEAKE City/Muni/Twp: CHESAPEAKE

13	.3Mi.	**2317 ANGLER LN** **CHESAPEAKE, VA 23323-5335**	09/04/2026	$675,000	$257	2626	8/5/2	2003	11,064 SF	P

APN: 0462004001000 Document #: 260023168
Document Type: Bargain and Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 100 Subdivision: SUBDIVISION OF MILL CREEK HARBOR PHASE TWO MapRef: MB 144 PG 129 Abbreviated Description: Lot:100 Subdivision:SUBDIVISION OF MILL CREEK HARBOR PHASE TWO Map Ref:MB 144 PG 129City/Muni/Twp:CHESAPEAKE City/Muni/Twp: CHESAPEAKE

14	.32Mi.	**2226 HARTON LN** **CHESAPEAKE, VA 23323-5344**	06/29/2026	$610,000	$204	2986	10/5/2	2002	32,496 SF	

APN: 0462004000460 Document #: 260016626
Document Type: Bargain and Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 46 Subdivision: SUBDIVISION OF MILL CREEK HARBOR PHASE ONE MapRef: MB 143 PG 172-172 Abbreviated Description: Lot:46 Subdivision:SUBDIVISION OF MILL CREEK HARBOR PHASE ONE Map Ref:MB 143 PG 172-172City/Muni/Twp:CHESAPEAKE City/Muni/Twp: CHESAPEAKE

15	.33Mi.	**2326 ANGLER LN** **CHESAPEAKE, VA 23323-5337**	09/01/2026	$540,000	$190	2842	10/5/2	2003	16,858 SF	

APN: 0462004000540 Document #: 260022844
Document Type: Bargain and Sale Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 54 Subdivision: SUBDIVISION OF MILL CREEK HARBOR PHASE ONE MapRef: MB 143 PG 172 Abbreviated Description: Lot:54 Subdivision:SUBDIVISION OF MILL CREEK HARBOR PHASE ONE Map Ref:MB 143 PG 172City/Muni/Twp:CHESAPEAKE City/Muni/Twp: CHESAPEAKE

16	.38Mi.	**1704 LANCING CREST CIR** **CHESAPEAKE, VA 23323-6643**	08/06/2026	$595,000	$213	2798	9/5/2	1997	15,290 SF	

APN: 0462001001320 Document #: 260020463
Document Type: Bargain and Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 132 Subdivision: SUBDIVISION OF NEW MILL LANDING SECTION 2 MapRef: MB 116 PG 9 Abbreviated Description: Lot:132 Subdivision:SUBDIVISION OF NEW MILL LANDING SECTION 2 Map Ref:MB 116 PG 9City/Muni/Twp:CHESAPEAKE City/Muni/Twp: CHESAPEAKE

17	.38Mi.	**1702 VINTON CIR** **CHESAPEAKE, VA 23323-6664**	09/04/2025	$605,000	$204	2970	9/5/3	1999	15,028 SF	

APN: 0462001001000 Document #: 250020352
Document Type: Deed Price Code: A
Land Use: Single Family Residential

ICE SiteX Report

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Legal: Lot: 100 Section: 7 Subdivision: NEW MILL LANDING MapRef: MB 130 PG 66 Abbreviated Description: Lot:100 Section:7 Subdivision:NEW MILL LANDING Map Ref:MB 130 PG 66City/Muni/Twp:CHESAPEAKE City/Muni/Twp: CHESAPEAKE

18	.41Mi.	**1918 MCCOY RD** **CHESAPEAKE, VA 23323-5418**	04/15/2026	$805,115	$327	2465	6/4/4	2025	22,085 SF

APN: 0344002004140 Document #: 260009409
Document Type: Bargain and Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 8 Block: 9 Section: 2 Subdivision: PARK VIEW MapRef: MB 36 PG 21&22 Abbreviated Description: Lot:8 Block:9 Section:2 Subdivision:PARK VIEW Map Ref:MB 36 PG 21&22City/Muni/Twp:CHESAPEAKE City/Muni/Twp: CHESAPEAKE

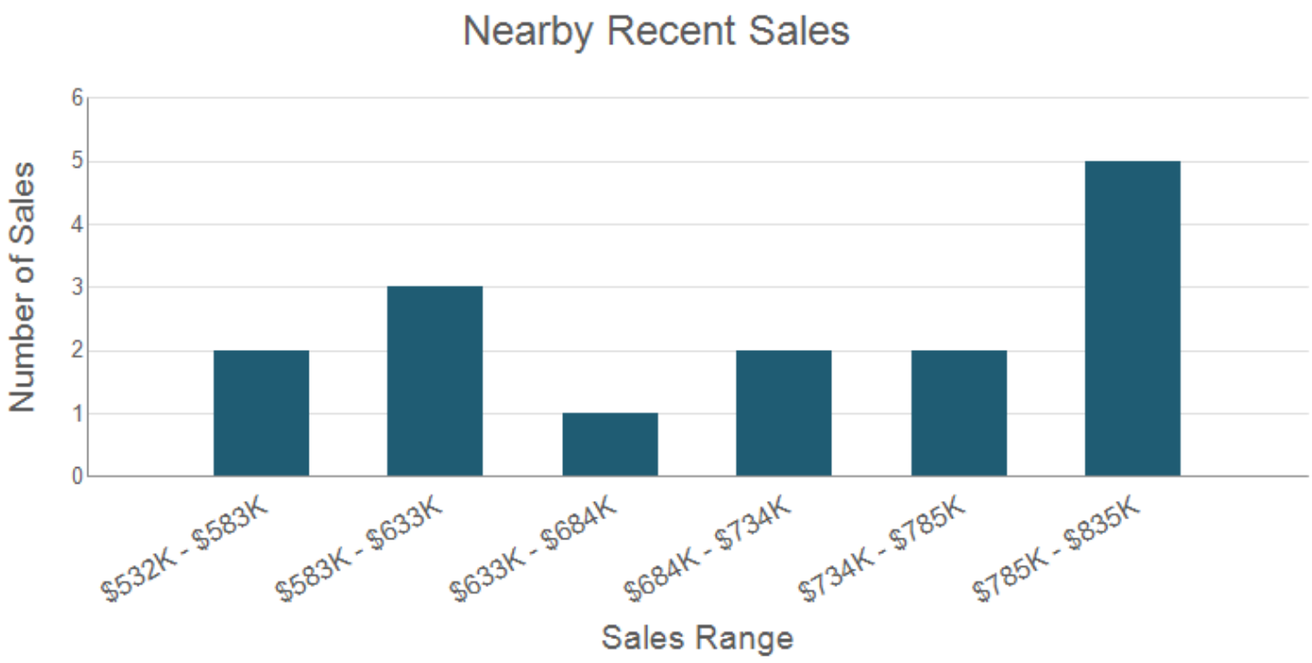
19	.41Mi.	**1917 MCCOY RD** **CHESAPEAKE, VA 23323-5418**	02/20/2026	$880,035	$333	2645	7/5/4	2025	25,744 SF

APN: 0344002004150 Document #: 260004146
Document Type: Bargain and Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 9 Block: 9 Subdivision: PLAT OF PARKVIEW SECTION NO 2 DEEP CREEK MAGIST MapRef: MB 36 PG 21&22 Abbreviated Description: Lot:9 Block:9 Subdivision:PLAT OF PARKVIEW SECTION NO 2 DEEP CREEK MAGIST Map Ref:MB 36 PG 21&22City/Muni/Twp:CHESAPEAKE City/Muni/Twp: CHESAPEAKE

20	.42Mi.	**1916 MCCOY RD** **CHESAPEAKE, VA 23323-5418**	08/31/2026	$799,740	$324	2465	6/4/1	2026	16,379 SF

APN: 0344002004130 Document #: 260022596
Document Type: Bargain and Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 7 Block: 9 Subdivision: PARK VIEW SECTION NO 2 DEEP CREEK MAGISTERIAL DIST MapRef: MB 36 PG 21 Abbreviated Description: Lot:7 Block:9 Subdivision:PARK VIEW SECTION NO 2 DEEP CREEK MAGISTERIAL DIST Map Ref:MB 36 PG 21City/Muni/Twp:CHESAPEAKE City/Muni/Twp: CHESAPEAKE

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.	**1948 LANCING CREST LN**	**01/03/2022**	$860,900	$860,900	3,363	9/3/2	1999	28,096 SF	
.02Mi.	**1944 LANCING CREST LN**	**09/30/2016**	$893,800	$893,800	3,669	8/5/3	1997	43,168 SF	
.03Mi.	**1952 LANCING CREST LN**	**09/24/2020**	$1,093,400	$1,093,400	3,436	10/5/3	2021	2 SF	
.04Mi.	**1940 LANCING CREST LN**	**10/10/2025**	$851,400	$851,400	3,154	9/3/3	2000	39,640 SF	
.05Mi.	**1938 LANCING CREST LN**	**09/23/2025**	$809,100	$809,100	3,546	9/4/3	2001	39,291 SF	
.06Mi.	**1956 LANCING CREST LN**	**06/21/2018**	$1,186,300	$1,186,300	5,227	10/3/3	2004	38,420 SF	P
.06Mi.	**1949 LANCING CREST LN**	**10/18/2016**	$720,000	$720,000	4,053	9/4/3	1999	15,028 SF	
.07Mi.	**1945 LANCING CREST LN**	**03/06/2023**	$895,600	$895,600	4,175	10/5/4	2004	15,028 SF	
.07Mi.	**1955 LANCING CREST LN**	**03/08/2005**	$936,200	$936,200	3,844	9/5/3	2007	28,662 SF	
.07Mi.	**1953 LANCING CREST LN**	**08/06/2015**	$922,600	$922,600	3,853	8/5/4	2004	16,030 SF	P
.08Mi.	**1936 LANCING CREST LN**	**03/13/2019**	$880,900	$880,900	3,393	7/4/3	1998	1 SF	
.08Mi.	**1941 LANCING CREST LN**	**01/10/2006**	$656,200	$656,200	2,804	8/4/3	2000	18,774 SF	
.09Mi.	**400 BRACEY WAY**	**10/27/2014**	$910,500	$910,500	5,082	10/5/4	1999	17,293 SF	
.09Mi.	**1934 LANCING CREST LN**	**06/11/2021**	$892,500	$892,500	4,140	10/4/4	2000	1 SF	P
.09Mi.	**1933 LANCING CREST LN**	**10/02/2020**	$677,200	$677,200	2,920	8/4/2	2003	17,990 SF	
.1Mi.	**2009 KELSEY BAY CT**	**07/26/2018**	$778,400	$778,400	3,516	10/5/3	2005	1 SF	

ICE SiteX Report

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Rent vs. Own

Households Occupied by Renters:	17%	Households Occupied by Owners:	80%

Demographics & Income

Median Age:	37.0 years old	Households:	14,137
Median Household Income:	$100,865	Households w/Family:	74%
Household Income Per Capita:	$40,652	Households w/Family Married:	57%
Most Common Education Level:	Some College	Households w/Family Children:	40%

School District

School District Zone:	Chesapeake City Public Schools	Students:	40,607
Number of Schools:	48	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.98Mi.	**Grassfield Elementary School** Number of Students: 1,306 Student-Teacher Ratio: 17.46	A	Public	PK - 5
1.77Mi.	**Hugo A. Owens Middle School** Number of Students: 1,286 Student-Teacher Ratio: 13	A-	Public	6 - 8
1.43Mi.	**Grassfield High School** Number of Students: 2,345 Student-Teacher Ratio: 15.1 Advanced Placement: Yes	A+	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	85%	LOWER
BURGLARY	79%	LOWER
MOTOR VEHICLE THEFT	85%	LOWER
FORCIBLE ROBBERY	99%	SIMILAR
AGGRAVATED ASSAULT	69%	NOTABLY LOWER
FORCIBLE RAPE	106%	SIMILAR
MURDER	87%	LOWER
OVERALL	86%	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.
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