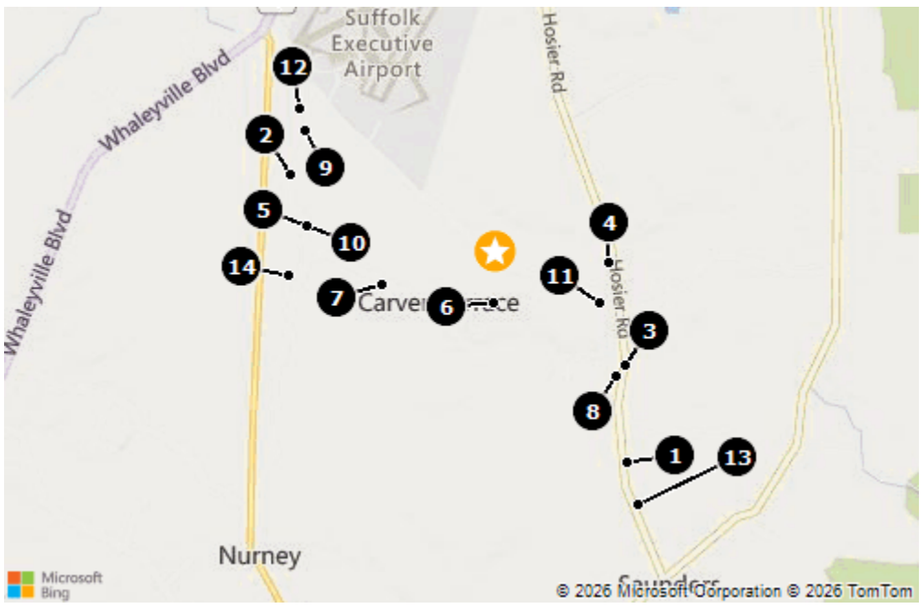
ICE SiteX Report

OrderID: 97875810

SiteX Property Information Report



Subject Property Location

2041 MEADOW COUNTRY RD, SUFFOLK, VA 23434-7880

County:	**SUFFOLK CITY VA**	Census Tract:	518000756.011012
Property Use:	Single Family Residential	Zoning:	AGRICULTURAL
Parcel Number:	55*66*2	Thomas Bros Pg-Grid:	

Valuation

Value:	**$401,000**	FSD:	24	Common Confidence Score:	30
Value Range:	$304,760 - $497,240	ICE Confidence Score:	76		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2026	Tax Rate Code Area:	CITY-WIDE
Assd Land Value:	$66,700	Market Land Value:	$66,700	Tax Year:	2025
Assd Improvement:	$269,600	Market Improvment Value:	$269,600	Total Taxable Value:	$4,048
Total Assessed Value:	$336,300	Total Assessor Market Value:	$336,300	Delinquent Year:	
				Tax Account ID:	053454300
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: CY

Abbreviated Description:	L.2,CLIFTON H WINBORNE PLAT,RT.705,REPLAT
City/Muni/Twp:	CYPRESS BOROUGH

Property Characteristics

Lot Size:	1.440 AC	Bedrooms:	3	Pool:	
Building Area:	1801 SF	Baths:	2	Fireplace:	
Year Built:	1999	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Veneer
Number of Units:		Garage Type:	Attached	Heating:	Other
Number of Stories:	1	Number of Cars:	2	A/C:	
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	05/15/2025	Loan Amount:	N/A
Document #:	250005149 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	05/01/2051	Type Finance:	FIX
Legal Description:			
Lot: 2			

Prior Transfer

Recording Date:	10/23/2024	Sales Price:	$216,391
Document #:	240011249 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	06/06/2023	Loan Amount:	N/A
Document #:	230005756 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR
Legal Description:			

Prior Transfer

Recording Date:	08/05/2021	Sales Price:	$255,000
Document #:	210014045 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

ICE SiteX Report

OrderID: 97875810

Legal Description:

Mortgage Record

Recording Date:	04/29/2021	Loan Amount:	N/A
Document #:	210007341 BK-PG -	Loan Type:	Stand Alone Refi
TD Due Date:	05/01/2051	Type Finance:	FIX

Legal Description:
Lot: 2

Mortgage Record

Recording Date:	12/02/2015	Loan Amount:	N/A
Document #:	150069001 BK-PG -	Loan Type:	Unknown
TD Due Date:	11/01/2036	Type Finance:	ADJ

Legal Description:

Prior Transfer

Recording Date:	11/18/2004	Sales Price:	$145,900
Document #:	40022459 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: CY
Abbreviated Description: L.2,CLIFTON H WINBORNE PLAT,RT.705,REPLAT
City/Muni/Twp: CYPRESS BOROUGH

Area Sales Analysis

Total Area Sales	$3,842,900	Median # of Bedrooms	3
Median Lot Size	117,177 SF	Median # of Baths	1
Median Living Area	1,305 SF	Median Year Built	1960
Price Range - 2 Yrs	$80,000 to $597,000	Age Range	5 years to 90 years
Median Value	$267,050	Median Age	66 years

Comparable Sales Data

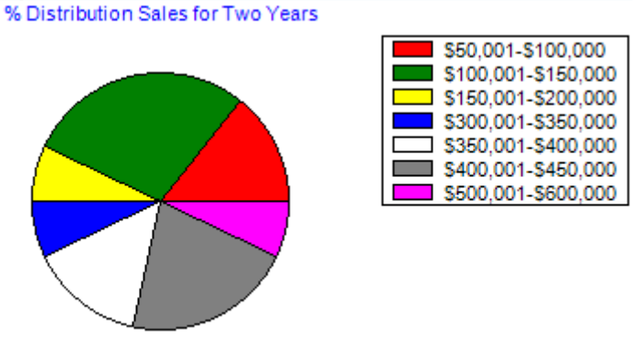
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.31Mi.	**2288 HOSIER RD** **SUFFOLK, VA 23434-7897**	05/22/2026	$130,000	$135	960	/3/1	1955	29,185 SF	
		APN: 56*34E*34H Document #: 260006373 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: PLAT SHOWING SURVEY OF A PORTION OF THE PROPERTY MapRef: MB 2 PG 61 Abbreviated Description: Subdivision:PLAT SHOWING SURVEY OF A PORTION OF THE PROPERTY Map Ref:MB 2 PG 61City/Muni/Twp:SUFFOLK City/Muni/Twp: SUFFOLK								
2	1.15Mi.	**1771 AIRPORT RD** **SUFFOLK, VA 23434-7856**	04/16/2026	$120,101	$119	1008	/3/1	1965	24,829 SF	
		APN: 44*107I Document #: 260004629 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:SUFFOLK City/Muni/Twp: SUFFOLK								
3	1.27Mi.	**HOSIER RD** **SUFFOLK, VA 23434-**	03/27/2026	$189,100			//		762,739 SF	
		APN: 55*90 Document #: 260003700 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: SURVEY SHOWING A PORTION OF THE PROPERTY OF F PER Abbreviated Description: Subdivision:SURVEY SHOWING A PORTION OF THE PROPERTY OF F PER City/Muni/Twp:CYPRESS City/Muni/Twp: CYPRESS								
4	.57Mi.	**1961 HOSIER RD** **SUFFOLK, VA 23434-8901**	03/09/2026	$150,000	$122	1224	/3/1	1940	196,021 SF	
		APN: 56*1B Document #: 260002779 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Subdivision: PLAT SHOWING SUBDIVISION OF A PORTION OF T MapRef: MB 252 PG 63 Abbreviated Description: Lot:2 Subdivision:PLAT SHOWING SUBDIVISION OF A PORTION OF T Map Ref:MB 252 PG 63								
5	.97Mi.	**1872 AIRPORT RD** **SUFFOLK, VA 23434-7853**	02/23/2026	$450,000	$446	1008	/3/2	1960	86,249 SF	
		APN: 44*111A Document #: 260002201 Document Type: Price Code: D Land Use: Single Family Residential Legal: MapRef: MB 3 PG 92 Abbreviated Description: Map Ref:MB 3 PG 92City/Muni/Twp:SUFFOLK City/Muni/Twp: SUFFOLK								
6	.26Mi.	**2349 SKEETERTOWN RD** **SUFFOLK, VA 23434-8989**	02/17/2026	$374,900	$152	2452	/3/2	2002	36,155 SF	
		APN: 55*72B Document #: 260001860 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: A Subdivision: SURVEY SHOWING PROPERTY OF RONALD JAMES THO MapRef: MB 5 PG 119 Abbreviated Description: Lot:A Subdivision:SURVEY SHOWING PROPERTY OF RONALD JAMES THO Map Ref:MB 5 PG 119City/Muni/Twp:SUFFOLK City/Muni/Twp: SUFFOLK								
7	.67Mi.	**2140 SKEETERTOWN RD** **SUFFOLK, VA 23434-7849**	08/28/2025	$425,000	$212	2004	/3/1	1954	553,214 SF	
		APN: 55*64C Document #: 250009627 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:SUFFOLK City/Muni/Twp: SUFFOLK								
8	.91Mi.	**2141 HOSIER RD** **SUFFOLK, VA 23434-8903**	08/28/2025	$80,000	$91	874	/2/1	1960	148,105 SF	
		APN: 56*22 Document #: 250009574 Document Type: Price Code: D Land Use: Single Family Residential Legal: MapRef: MB 6 PG 23 Abbreviated Description: Map Ref:MB 6 PG 23City/Muni/Twp:SUFFOLK City/Muni/Twp: SUFFOLK								
9	1.18Mi.	**1637 AIRPORT RD** **SUFFOLK, VA 23434-7855**	05/02/2025	$369,899	$198	1860	/3/2	2008	21,780 SF	
		APN: 44*112A Document #: 250004709 Document Type: Price Code: D Land Use: Single Family Residential								

ICE SiteX Report

OrderID: 97875810

	Legal: Lot: A Abbreviated Description: Lot:A								
10	.97Mi.	**1872 AIRPORT RD** **SUFFOLK, VA 23434-7853**	04/28/2025	$90,000	$89	1008	/3/2	1960	86,249 SF
	APN: 44*111A Document #: 250004457 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
11	.7Mi.	**2544 SKEETERTOWN RD** **SUFFOLK, VA 23434-8985**	12/10/2024	$345,000	$249	1385	/2/1	1936	771,451 SF
	APN: 56*21 Document #: 240013218 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
12	1.26Mi.	**1611 AIRPORT RD** **SUFFOLK, VA 23434-7855**	07/31/2024	$597,000	$238	2499	/5/3	2021	254,174 SF
	APN: 44*113A*A Document #: 240007845 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
13	1.51Mi.	**2356 HOSIER RD** **SUFFOLK, VA 23434-7898**	05/03/2024	$107,000	$68	1561	/3/1	1975	43,560 SF
	APN: 56*32A Document #: 240004454 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
14	1.08Mi.	**2001 AIRPORT RD** **SUFFOLK, VA 23434-7803**	02/06/2024	$414,900	$207	1998	/4/2	2016	169,449 SF
	APN: 55*6A Document #: 240001166 Document Type: Price Code: D Land Use: Single Family Residential Legal:								

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.	**2041 MEADOW COUNTRY RD**	11/18/2004	$336,300	$336,300	1,801	/3/2	1999	1 SF	
.04Mi.	**2045 MEADOW COUNTRY RD**	01/30/2006	$602,400	$602,400	3,288	/4/2	2006	2 SF	
.07Mi.	**2049 MEADOW COUNTRY RD**	01/08/2015	$324,600	$324,600	1,738	/3/2	1995	1 SF	
.08Mi.	**2025 MEADOW COUNTRY RD**	04/12/2018	$972,600	$972,600	888	/1/1	2021	10 SF	
.09Mi.	**2011 MEADOW COUNTRY RD**	04/05/2019	$448,300	$448,300	1,920	/4/2	2006	4 SF	
.09Mi.	**2053 MEADOW COUNTRY RD**	12/16/2019	$417,600	$417,600	1,803	/3/2	1994	1 SF	
.1Mi.	**2048 MEADOW COUNTRY RD**	12/19/2013	$460,900	$460,900	2,740	/3/2	1978	37,462 SF	
.12Mi.	**2057 MEADOW COUNTRY RD**	02/20/1997	$317,500	$317,500	1,803	/3/2	1994	1 SF	
.13Mi.	**2052 MEADOW COUNTRY RD**	05/21/1987	$315,900	$315,900	1,680	/3/1	1965	1 SF	
.14Mi.	**2061 MEADOW COUNTRY RD**	06/01/1999	$388,100	$388,100	1,837	/3/2	1995	5 SF	
.15Mi.	**2056 MEADOW COUNTRY RD**	02/17/2004	$415,000	$415,000	2,632	/3/3	1979	1 SF	
.18Mi.	**2060 MEADOW COUNTRY RD**	06/01/2018	$341,700	$341,700	1,820	/3/2	1979	1 SF	
.2Mi.	**2064 MEADOW COUNTRY RD**	01/02/2000	$318,000	$318,000	1,693	/3/2	1980	1 SF	
.22Mi.	**1939 MEADOW COUNTRY RD**	07/01/1987	$340,800	$340,800	2,198	/3/2	1973	33,977 SF	
.23Mi.	**2093 MEADOW COUNTRY RD**	01/02/2000	$349,600	$349,600	1,943	/3/2	1983	1 SF	
.23Mi.	**2088 MEADOW COUNTRY RD**	09/01/2021	$396,300	$396,300	2,448	/5/2	1960	40,075 SF	

Rent vs. Own

Households Occupied by Renters:	28%	Households Occupied by Owners:	65%

Demographics & Income

Median Age:	39.3 years old	Households:	20,191
Median Household Income:	$81,394	Households w/Family:	69%
Household Income Per Capita:	$36,179	Households w/Family Married:	44%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

ICE SiteX Report

OrderID: 97875810

School District

School District Zone:	Suffolk City Public Schools	Students:	14,565
Number of Schools:	22	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
5.23Mi.	**John F. Kennedy Middle School** Number of Students: 498 Student-Teacher Ratio: 9.08	C-	Public	6 - 8
5.44Mi.	**Lakeland High School** Number of Students: 1,045 Student-Teacher Ratio: 12.22 Advanced Placement: Yes	C-	Public	9 - 12
4.08Mi.	**Booker T. Washington Elementary School** Number of Students: 362 Student-Teacher Ratio: 14.48	D-	Public	PK - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	93%	SIMILAR
BURGLARY	98%	SIMILAR
MOTOR VEHICLE THEFT	98%	SIMILAR
FORCIBLE ROBBERY	89%	LOWER
AGGRAVATED ASSAULT	100%	SIMILAR
FORCIBLE RAPE	102%	SIMILAR
MURDER	99%	SIMILAR
OVERALL	102%	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.
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.