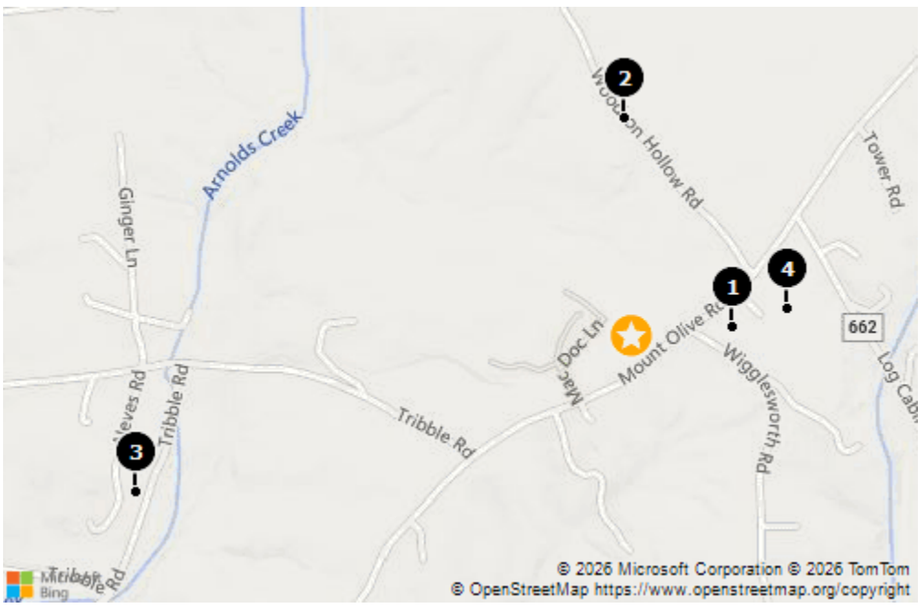
ICE SiteX Report

OrderID: 98665671

SiteX Property Information Report



Subject Property Location

2060 MOUNT OLIVE RD, BEAVERDAM, VA 23015-9519

County:	**SPOTSYLVANIA VA**	Census Tract:	511770204.042020
Property Use:	Single Family Residential	Zoning:	A3 - AGRICULTURAL 3
Parcel Number:	86-A-27	Thomas Bros Pg-Grid:	

Valuation

Value:	**$286,000**	FSD:	16	Common Confidence Score:	41
Value Range:	$240,240 - $331,760	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$64,800	Market Land Value:	$64,800	Tax Year:	2026
Assd Improvement:	$177,600	Market Improvment Value:	$177,600	Total Taxable Value:	$1,787
Total Assessed Value:	$242,400	Total Assessor Market Value:	$242,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 2

Abbreviated Description:	MACK ANDERSON
City/Muni/Twp:	BERKELEY

Property Characteristics

Lot Size:	2.750 AC	Bedrooms:	3	Pool:	
Building Area:	1280 SF	Baths:	2	Fireplace:	
Year Built:	1936	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:	1	Garage Type:		Heating:	Heat Pump
Number of Stories:	1	Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	Metal
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/22/2024	Sales Price:	$196,176
Document #:	240015104 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/21/2019	Sales Price:	$193,063
Document #:	190017831 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	10/07/2019	Loan Amount:	N/A
Document #:	190016919 BK-PG -	Loan Type:	VA
TD Due Date:	10/01/2049	Type Finance:	FIX
Legal Description:			

Prior Transfer

Recording Date:	02/28/2019	Sales Price:	N/A
Document #:	190002730 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/17/2019		
Document Type:			

ICE SiteX Report

OrderID: 98665671

Legal Description:

Prior Transfer

Recording Date:	02/01/2019	Sales Price:	$189,000
Document #:	190001504 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	01/28/2019		
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/05/2018	Sales Price:	$67,500
Document #:	180011080 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	07/02/2018		
Document Type:			

Legal Description:
Subdivision: JOHN JAMES PROPERTY

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	1504 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 2
Abbreviated Description: MACK ANDERSON
City/Muni/Twp: BERKELEY

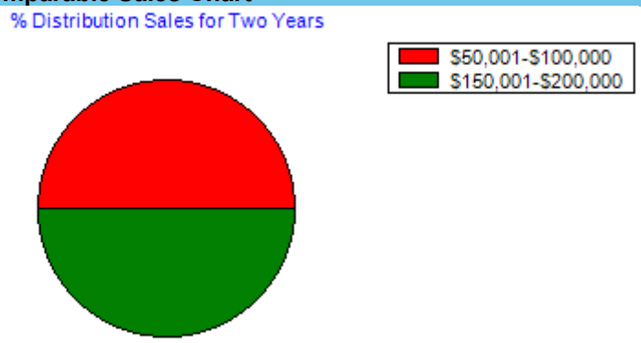
Area Sales Analysis

Total Area Sales	$916,847	Median # of Bedrooms	3
Median Lot Size	136,561 SF	Median # of Baths	2
Median Living Area	1,809 SF	Median Year Built	2001
Price Range - 2 Yrs	$52,000 to $479,000	Age Range	
Median Value	$192,924	Median Age	25 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.13Mi.	**2105 MOUNT OLIVE RD BEAVERDAM, VA 23015-9522**	09/25/2026	$230,000	$129	1782	/3/2	1995	101,495 SF	
		APN: 87-A-13A Document #: 260015567 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: A MapRef: FILE 5 PG 451 Abbreviated Description: Lot:A Map Ref:FILE 5 PG 451City/Muni/Twp:BERKELEY MAGISTERIAL City/Muni/Twp: BERKELEY MAGISTERIAL								
2	.17Mi.	**2180 WOODSON HOLLOW RD BEAVERDAM, VA 23015-**	07/06/2026	$479,000			//		182,517 SF	
		APN: 87-A-10A1 Document #: 260010728 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: A1 Subdivision: PLAT SHOWING ANNUAL EXEMPT DIVISION TAX MAP 87 A 1 MapRef: DOC 250013825 Abbreviated Description: Lot:A1 Subdivision:PLAT SHOWING ANNUAL EXEMPT DIVISION TAX MAP 87 A 1 Map Ref:DOC 250013825City/Muni/Twp:BERKELEY MAGISTERIAL City/Muni/Twp: BERKELEY MAGISTERIAL								
3	.7Mi.	**1909 NEVES RD BEAVERDAM, VA 23015-9503**	06/02/2026	$155,847	$75	2052	/3/2	2001	107,594 SF	
		APN: 86-6-1 Document #: 260008625 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Subdivision: NEVES II SUBDIVISION MapRef: FILE 8 PG 211 Abbreviated Description: Lot:1 Subdivision:NEVES II SUBDIVISION Map Ref:FILE 8 PG 211City/Muni/Twp:BERKELEY MAGISTERIAL City/Muni/Twp: BERKELEY MAGISTERIAL								
4	.2Mi.	**2127 MOUNT OLIVE RD BEAVERDAM, VA 23015-9522**	07/03/2025	$52,000	$28	1836	/4/2	2026	165,529 SF	
		APN: 87-A-14 Document #: 250009497 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: BOUNDARY SURVEY BERKELEY MAGISTERIAL DISTRICT SPOT Abbreviated Description: Subdivision:BOUNDARY SURVEY BERKELEY MAGISTERIAL DISTRICT SPOT								

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.

ICE SiteX Report

OrderID: 98665671

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.	**2060 MOUNT OLIVE RD**		$242,400	$242,400	1,280	/3/2	1936	3 SF	
.05Mi.	**2044 MOUNT OLIVE RD**		$65,000	$65,000				1 SF	
.06Mi.	**2066 MOUNT OLIVE RD**		$223,200	$223,200	1,768	/3/2	1996	3 SF	
.07Mi.	**9704 MAC DOC LN**		$66,100	$66,100				2 SF	
.08Mi.	**2040 MOUNT OLIVE RD**		$57,800	$57,800				1 SF	
.09Mi.	**2036 MOUNT OLIVE RD**		$76,000	$76,000				3 SF	
.09Mi.	**2069 MOUNT OLIVE RD**		$446,600	$446,600	1,814	/3/2	2023	4 SF	
.09Mi.	**2100 MOUNT OLIVE RD**		$222,600	$222,600	1,140	/3/2	1980	1 SF	
.1Mi.	**9700 MAC DOC LN**		$66,000	$66,000				2 SF	
.12Mi.	**2057 MOUNT OLIVE RD**		$318,000	$318,000	1,500	/5/2	2013	5 SF	
.12Mi.	**2032 MOUNT OLIVE RD**		$242,700	$242,700	1,288	/3/2	1997	2 SF	
.13Mi.	**2105 MOUNT OLIVE RD**		$210,600	$210,600	1,782	/3/2	1995	2 SF	
.15Mi.	**2200 WOODSON HOLLOW RD**		$243,300	$243,300	2,056	/3/2	1994	3 SF	
.15Mi.	**2045 MOUNT OLIVE RD**		$252,600	$252,600	1,976	/3/3	1995	5 SF	AboveGround
.15Mi.	**2024 MOUNT OLIVE RD**		$350,500	$350,500	2,160	/3/2	1989	14 SF	
.17Mi.	**2180 WOODSON HOLLOW RD**		$228,100	$228,100				4 SF	

Rent vs. Own

Households Occupied by Renters:	4%	Households Occupied by Owners:	91%

Demographics & Income

Median Age:	48.9 years old	Households:	2,149
Median Household Income:	$104,257	Households w/Family:	76%
Household Income Per Capita:	$42,012	Households w/Family Married:	67%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Spotsylvania County Public Schools	Students:	24,036
Number of Schools:	34	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
9.78Mi.	**Post Oak Middle School** Number of Students: 679 Student-Teacher Ratio: 14.15	D+	Public	6 - 8
7.74Mi.	**Berkeley Elementary School** Number of Students: 275 Student-Teacher Ratio: 12.5	C	Public	PK - 5
9.93Mi.	**Spotsylvania High School** Number of Students: 1,394 Student-Teacher Ratio: 13.08 Advanced Placement: Yes	C	Public	PK - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	53%	NOTABLY LOWER
BURGLARY	101%	SIMILAR
MOTOR VEHICLE THEFT	37%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	118%	HIGHER
AGGRAVATED ASSAULT	91%	LOWER
FORCIBLE RAPE	115%	HIGHER
MURDER	92%	SIMILAR
OVERALL	98%	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.
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ICE SiteX Report

OrderID: 98665671

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