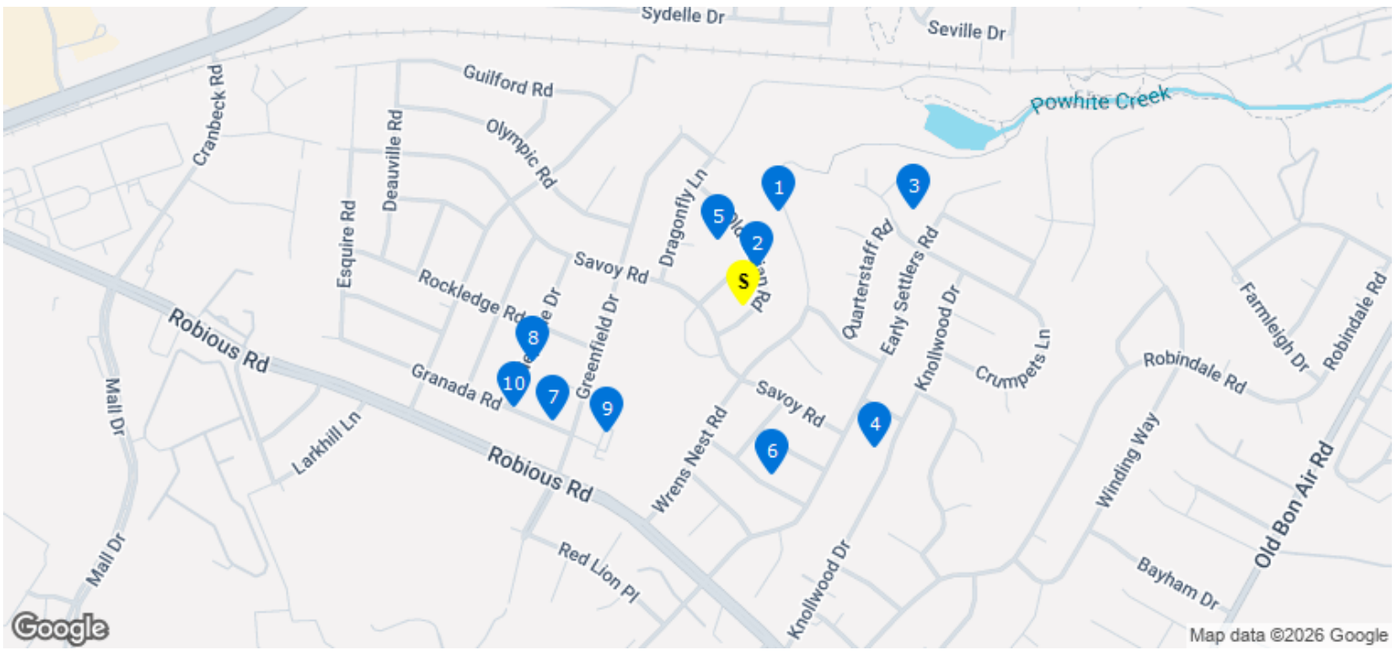
ICE SiteX Report

OrderID: 98775482

SiteX Property Information Report



Subject Property Location

2113 UNICORN LN, NORTH CHESTERFIELD, VA 23235-3653

County:	**CHESTERFIELD VA**	Census Tract:	1009.21
Property Use:	Single Family Residential	Zoning:	R7 - SINGLE FAMILY RES
Parcel Number:	746-71-47-41-400-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$422,000**	FSD:	11	Common Confidence Score:	59
Value Range:	$375,580 - $468,420	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$92,000	Market Land Value:	$92,000	Tax Year:	2026
Assd Improvement:	$268,100	Market Improvment Value:	$268,100	Total Taxable Value:	$3,230
Total Assessed Value:	$360,100	Total Assessor Market Value:	$360,100	Delinquent Year:	
				Tax Account ID:	382683001
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 10 Block: K Section: 41 District: 05 Subdivision: SETTLERS LANDING

Abbreviated Description:	SETTLERS LANDING L10BK K SE C3
City/Muni/Twp:	MIDLOTHIAN

Property Characteristics

Lot Size:	9,148 SF	Bedrooms:	4	Pool:	
Building Area:	1888 SF	Baths:	2	Fireplace:	1
Year Built:	1976	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Siding (Alum/Vinyl)
Number of Units:		Garage Type:		Heating:	Heat Pump
Number of Stories:	2	Number of Cars:		A/C:	Yes
Style:	Colonial	Basement:	No Basement	Roof Cover:	Composition Shingle
		Foundation:	Masonry	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	08/22/2016	Loan Amount:	N/A
Document #:	2016032335 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	08/16/2016		
TD Due Date:		Type Finance:	Fixed Rate

Legal Description:
Block: k
Abbreviated Description: C 3 SETTLERS LANDING; BLOCK:K LOT:10

Prior Transfer

Recording Date:	08/22/2016	Sales Price:	$185,000
Document #:	2016032334 BK-PG 11337-815	Type of Sale:	Lender Sold
Contract Date:	08/16/2016		
Document Type:	Deed		

Legal Description:
Block: k
Abbreviated Description: C 3 SETTLERS LANDING; BLOCK:K LOT:10

Prior Transfer

Recording Date:	01/14/2016	Sales Price:	$178,000
Document #:	2016001369 BK-PG 11105-651	Type of Sale:	Non Residential Transfer
Contract Date:	11/20/2015		

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Document Type: Deed
Legal Description:
Block: k
Abbreviated Description: C 3 SETTLERS LANDING; BLOCK:K LOT:10

Prior Transfer

Recording Date:	09/22/2000	Sales Price:	N/A
Document #:	BK-PG 03910-00337	Type of Sale:	Arms-Length Transfer
Document Type:	Deed		

Legal Description:
Subdivision: SETTLERS LANDING
Abbreviated Description: SETTLERS LANDING L10BK K SE C3

Area Sales Analysis

Total Area Sales	$3,785,500	Median # of Bedrooms	4
Median Lot Size	11,086 SF	Median # of Baths	2
Median Living Area	1,970 SF	Median Year Built	1975
Price Range - 2 Yrs	$290,000 to $441,500	Age Range	48 years to 58 years
Median Value	$387,000	Median Age	51 years

Comparable Sales Data

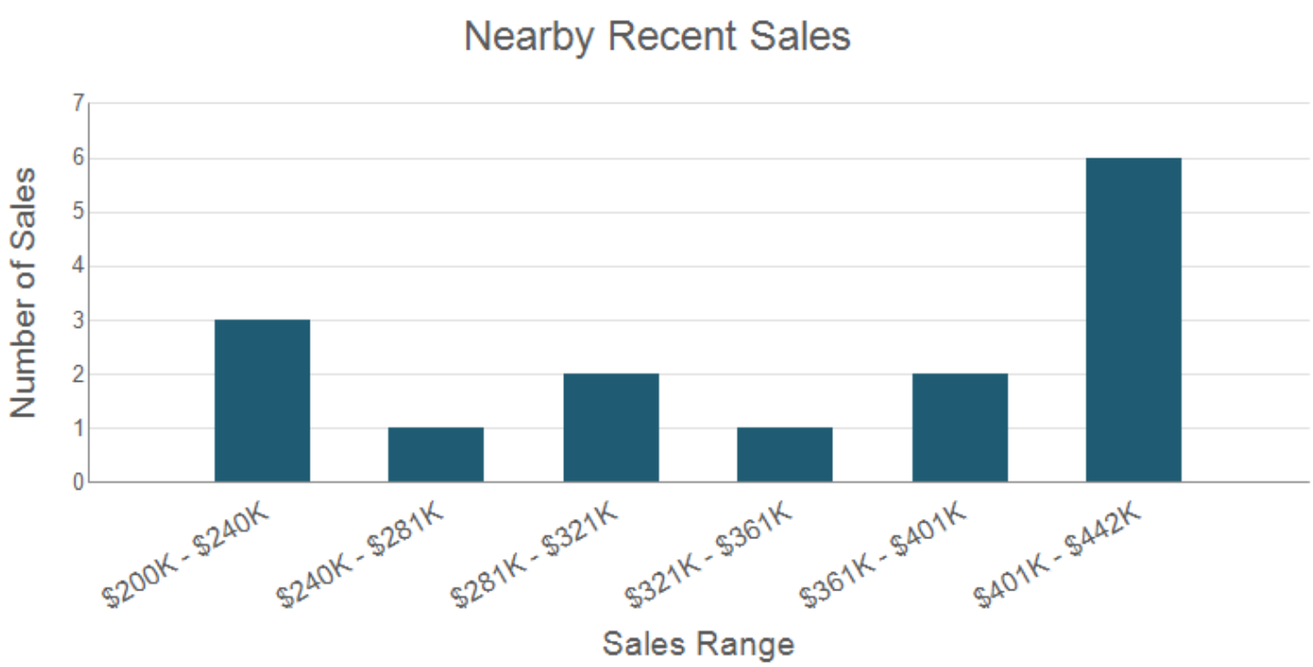
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.06Mi.	**2200 OLD INDIAN RD** **NORTH CHESTERFIELD, VA 23235-3650**	07/29/2025	$422,500	$211	2000	8/4/3	1976	9,409 SF	P
		APN: 746-71-48-54-300-000 Document #: 250025123 Document Type: Bargain and Sale Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 1 Block: 1 Section: C-3 Subdivision: SETTLERS LANDING MapRef: MB 25 PG 98 Abbreviated Description: Lot:1 Block:1 Section:C-3 Subdivision:SETTLERS LANDING Map Ref:MB 25 PG 98								
2	.1Mi.	**10704 CHECKERS CT** **NORTH CHESTERFIELD, VA 23235-3625**	06/13/2025	$380,000	$170	2238	7/4/2	1975	11,456 SF	P
		APN: 746-71-45-56-200-000 Document #: 2025019612 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 13 Block: L Section: A2 Subdivision: SETTLERS LANDING Abbreviated Description: Lot:13 Block:L Section:A2 Subdivision:SETTLERS LANDING								
3	.14Mi.	**2318 WRENS NEST RD** **NORTH CHESTERFIELD, VA 23235-3670**	05/02/2025	$405,000	$237	1712	7/3/2	1978	14,026 SF	
		APN: 747-71-40-18-400-000 Document #: 2025014302 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 27 Block: J Subdivision: E2 Abbreviated Description: Lot:27 Block:J Subdivision:E2								
4	.17Mi.	**2224 DRAGONFLY LN** **NORTH CHESTERFIELD, VA 23235-3630**	07/11/2025	$215,000	$120	1788	7/3/1	1976	14,767 SF	P
		APN: 746-71-43-49-000-000 Document #: 250023058 Document Type: Bargain and Sale Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 9 Block: M Section: A-2 Subdivision: SETTLERS LANDING MapRef: MB 23 PG 98 Abbreviated Description: Lot:9 Block:M Section:A-2 Subdivision:SETTLERS LANDING Map Ref:MB 23 PG 98City/Muni/Twp:MANCHESTER City/Muni/Twp: MANCHESTER								
5	.26Mi.	**1911 GREENFIELD DR** **NORTH CHESTERFIELD, VA 23235-3637**	06/12/2025	$290,000	$147	1979	8/4/2	1968	12,197 SF	
		APN: 745-71-37-42-100-000 Document #: 2025019405 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 2 Block: D Subdivision: D GREENFIELD Abbreviated Description: Lot:2 Block:D Subdivision:D GREENFIELD								
6	.28Mi.	**10811 GREENFIELD CT** **NORTH CHESTERFIELD, VA 23235-3633**	04/29/2025	$404,250	$234	1724	7/3/1	1968	17,947 SF	
		APN: 745-71-34-53-800-000 Document #: 2025013719 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 16 Block: E Subdivision: D GREENFIELD Abbreviated Description: Lot:16 Block:E Subdivision:D GREENFIELD								
7	.28Mi.	**10924 SAVOY RD** **NORTH CHESTERFIELD, VA 23235-3624**	04/28/2025	$336,000	$245	1372	6/3/1	1966	10,934 SF	
		APN: 745-71-43-66-300-000 Document #: 2025013485 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 19 Block: 5 Subdivision: B GREENFIELD Abbreviated Description: Lot:19 Block:5 Subdivision:B GREENFIELD								
8	.3Mi.	**1948 NEPTUNE DR** **NORTH CHESTERFIELD, VA 23235-3610**	07/24/2025	$441,500	$204	2163	7/4/2	1968	10,454 SF	
		APN: 745-71-31-97-200-000 Document #: 250024601 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 11 Subdivision: GREENFIELD MapRef: MB 15 PG 95 Abbreviated Description: Lot:11 Subdivision:GREENFIELD Map Ref:MB 15 PG 95								
9	.31Mi.	**2140 WOODMONT DR** **NORTH CHESTERFIELD, VA 23235-3554**	10/07/2025	$250,000	$176	1419	7/3/1	1965	11,674 SF	
		APN: 745-71-56-43-700-000 Document #: 250034303 Document Type: Bargain and Sale Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 11 Block: X Section: A Subdivision: GREENFIELD MapRef: MB 13 PG 63&64 Abbreviated Description: Lot:11 Block:X Section:A Subdivision:GREENFIELD Map Ref:MB 13 PG 63&64City/Muni/Twp:MIDLOTHIAN City/Muni/Twp: MIDLOTHIAN								
10	.31Mi.	**10824 GRANADA RD** **NORTH CHESTERFIELD, VA 23235-3606**	09/30/2025	$390,000	$211	1850	8/4/2	1971	9,888 SF	
		APN: 745-71-33-52-900-000 Document #: 250033402 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 1 Subdivision: GREENFIELD MapRef: MB 17 PG 35 Abbreviated Description: Lot:1 Subdivision:GREENFIELD Map Ref:MB 17 PG 35								
11	.34Mi.	**1600 KNOLLWOOD DR** **NORTH CHESTERFIELD, VA 23235-3849**	06/20/2025	$425,000			//		15,682 SF	
		APN: 747-71-26-25-500-000 Document #: 250020392 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 4&5 Block: B Subdivision: BON AIR TERRACE MapRef: MB 9 PG 75 Abbreviated Description: Lot:4&5 Block:B Subdivision:BON AIR TERRACE Map Ref:MB 9 PG 75								

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12	.35Mi.	**1900 NEPTUNE DR** **NORTH CHESTERFIELD, VA 23235-3610**	07/15/2025	$302,500	$159	1899	8/4/2	1970	11,021 SF	
	APN: 745-71-30-63-900-000 Document #: 250023436 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 16 Block: F Subdivision: GREENFIELD SECTION G MapRef: MB 17 PG 25 Abbreviated Description: Lot:16 Block:F Subdivision:GREENFIELD SECTION G Map Ref:MB 17 PG 25									
13	.36Mi.	**10426 WHITE RABBIT RD** **NORTH CHESTERFIELD, VA 23235-2600**	09/10/2025	$415,000	$214	1938	7/3/2	1991	9,627 SF	
	APN: 747-71-57-67-400-000 Document #: 250030947 Document Type: Bargain and Sale Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 2 Subdivision: NORTH SETTLERS LANDINGS SECTION 2 MapRef: MB 66 PG 79 Abbreviated Description: Lot:2 Subdivision:NORTH SETTLERS LANDINGS SECTION 2 Map Ref:MB 66 PG 79									
14	.36Mi.	**10411 LOOKING GLASS RD** **NORTH CHESTERFIELD, VA 23235-3856**	09/02/2025	$422,500	$189	2238	9/5/3	1979	9,017 SF	P
	APN: 748-71-46-61-200-000 Document #: 250029595 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 19 Block: T Section: D Subdivision: SETTLERS LANDING SUBDIVISION MapRef: MB 28 PG 59 Abbreviated Description: Lot:19 Block:T Section:D Subdivision:SETTLERS LANDING SUBDIVISION Map Ref:MB 28 PG 59									
15	.37Mi.	**2040 WOODMONT DR** **NORTH CHESTERFIELD, VA 23235-3552**	04/04/2025	$302,500	$215	1405	5/3/1	1965	12,153 SF	
	APN: 744-71-48-45-900-000 Document #: 2025010629 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 7 Block: D Subdivision: A GREENFIELD Abbreviated Description: Lot:7 Block:D Subdivision:A GREENFIELD									
16	.38Mi.	**11013 SAVOY RD** **NORTH CHESTERFIELD, VA 23235-3545**	08/04/2025	$200,000	$101	1974	7/4/2	1973	9,191 SF	
	APN: 744-71-49-09-400-000 Document #: 250025962 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 12 Block: T Section: H Subdivision: GREENFIELD MapRef: MB 17 PG 54 Abbreviated Description: Lot:12 Block:T Section:H Subdivision:GREENFIELD Map Ref:MB 17 PG 54									
17	.4Mi.	**1816 SEALING WAX WAY** **NORTH CHESTERFIELD, VA 23235-4465**	07/11/2025	$410,000	$227	1806	8/4/2	1976	9,757 SF	
	APN: 746-71-29-50-500-000 Document #: 250022968 Document Type: Bargain and Sale Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 11 Block: B Section: A Subdivision: SETTLERS LANDING MapRef: MB 22 PG 24 Abbreviated Description: Lot:11 Block:B Section:A Subdivision:SETTLERS LANDING Map Ref:MB 22 PG 24									
18	.41Mi.	**1716 EARLY SETTLERS RD** **NORTH CHESTERFIELD, VA 23235-4467**	06/11/2025	$287,500	$205	1404	6/3/2	1981	2,396 SF	
	APN: 746-71-22-60-200-000 Document #: 2025019287 Document Type: Warranty Deed Price Code: A Land Use: Townhouse (Residential) Legal: Lot: 9 Block: C Subdivision: A HERITAGE VILLAGE Abbreviated Description: Lot:9 Block:C Subdivision:A HERITAGE VILLAGE									
19	.42Mi.	**10303 EDGEBROOK CT** **NORTH CHESTERFIELD, VA 23235-3803**	07/21/2025	$200,000	$123	1622	8/4/1	1971	15,290 SF	
	APN: 748-71-25-48-400-000 Document #: 250024072 Document Type: Bargain and Sale Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 13 Block: 1 Subdivision: BON AIR TERRACE ADDITION SECTION E MapRef: MB 17 PG 39 Abbreviated Description: Lot:13 Block:1 Subdivision:BON AIR TERRACE ADDITION SECTION E Map Ref:MB 17 PG 39									
20	.42Mi.	**2445 EARLY SETTLERS RD** **NORTH CHESTERFIELD, VA 23235-3811**	05/02/2025	$499,000	$199	2506	8/4/2	1994	17,424 SF	
	APN: 748-71-48-39-000-000 Document #: 2025014329 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 10 Subdivision: 4 Abbreviated Description: Lot:10 Subdivision:4									

Comparable Sales Chart



ICE SiteX Report

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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.	**2113 UNICORN LN**	**08/22/2016**	$360,100	$360,100	1,888	8/4/2	1976	9,148 SF	
.01Mi.	**2119 UNICORN LN**	**07/09/2025**	$304,200	$304,200	1,788	8/4/2	1976	9,365 SF	P
.01Mi.	**2107 UNICORN LN**	**08/27/2003**	$301,700	$301,700	1,568	7/3/2	1977	9,148 SF	
.03Mi.	**2112 OLD INDIAN RD**	**08/30/2022**	$389,000	$389,000	1,708	8/3/1	1976	9,540 SF	
.03Mi.	**2118 OLD INDIAN RD**	**12/17/2002**	$411,400	$411,400	2,688	9/5/3	1976	9,409 SF	P
.03Mi.	**2101 UNICORN LN**	**02/27/2024**	$397,700	$397,700	1,832	8/4/2	1977	9,845 SF	
.03Mi.	**2123 UNICORN LN**	**07/30/2019**	$378,900	$378,900	1,808	7/3/3	1976	9,975 SF	
.03Mi.	**2106 OLD INDIAN RD**	**01/03/1996**	$313,500	$313,500	1,568	6/3/2	1976	9,148 SF	
.03Mi.	**2108 UNICORN LN**	**05/26/2009**	$297,500	$297,500	1,568	7/3/2	1976	8,886 SF	
.03Mi.	**2114 UNICORN LN**	**05/04/2022**	$322,200	$322,200	1,788	7/4/2	1976	8,799 SF	P
.03Mi.	**2138 OLD INDIAN RD**	**06/27/2014**	$355,100	$355,100	1,832	8/4/2	1977	9,975 SF	
.04Mi.	**10748 SAVOY RD**	**08/15/1980**	$328,200	$328,200	1,648	7/3/2	1977	10,019 SF	
.04Mi.	**2100 OLD INDIAN RD**	**12/20/2021**	$304,600	$304,600	1,440	6/3/2	1977	9,453 SF	P
.04Mi.	**2120 UNICORN LN**	**07/01/2013**	$305,000	$305,000	1,788	7/3/2	1976	8,756 SF	P
.04Mi.	**2142 OLD INDIAN RD**	**04/14/2006**	$332,000	$332,000	1,748	7/3/2	1976	10,542 SF	A
.05Mi.	**2152 OLD INDIAN RD**	**12/11/2009**	$362,300	$362,300	1,832	8/4/2	1976	10,890 SF	

Rent vs. Own

Households Occupied by Renters:	28%	Households Occupied by Owners:	68%

Demographics & Income

Median Age:	42.7 years old	Households:	15,276
Median Household Income:	$89,810	Households w/Family:	60%
Household Income Per Capita:	$46,288	Households w/Family Married:	45%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	27%

School District

School District Zone:	Chesterfield County Public Schools	Students:	64,194
Number of Schools:	73	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.94Mi.	**James River High School** Number of Students: 1,842 Student-Teacher Ratio: 15.5 Advanced Placement: Yes	B-	Public	9 - 12
0.11Mi.	**Greenfield Elementary School** Number of Students: 519 Student-Teacher Ratio: 14.03	A+	Public	PK - 5
1.42Mi.	**Robious Middle School** Number of Students: 1,081 Student-Teacher Ratio: 14.61	A-	Public	6 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	119%	HIGHER
BURGLARY	94%	SIMILAR
MOTOR VEHICLE THEFT	94%	SIMILAR
FORCIBLE ROBBERY	94%	SIMILAR
AGGRAVATED ASSAULT	122%	HIGHER
FORCIBLE RAPE	78%	LOWER
MURDER	91%	LOWER
OVERALL	91%	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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ICE SiteX Report

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