ICE SiteX Report

OrderID: 97902563

SiteX Property Information Report



Subject Property Location

22 FRAZIER CT, HAMPTON, VA 23666-1791

County:	**HAMPTON CITY VA**	Census Tract:	516500103.043012
Property Use:	Single Family Residential	Zoning:	0 MD-2 MULTIFAMILY RESIDE
Parcel Number:	06P030 00 00020	Thomas Bros Pg-Grid:	

Valuation

Value:	**$336,000**	FSD:	7	Common Confidence Score:	81
Value Range:	$312,480 - $359,520	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$64,800	Market Land Value:	$64,800	Tax Year:	2025
Assd Improvement:	$228,900	Market Improvment Value:	$228,900	Total Taxable Value:	$154
Total Assessed Value:	$293,700	Total Assessor Market Value:	$293,700	Delinquent Year:	
				Tax Account ID:	13002777
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 20 Section: 030 Subdivision: SEMPLE FARM ESTATES Map Ref: MB 12 PG 137
Abbreviated Description: SEMPLE FARM ESTATES L20

Property Characteristics

Lot Size:	1,729 SF	Bedrooms:	3	Pool:	
Building Area:	1638 SF	Baths:	2	Fireplace:	Yes
Year Built:	2011	Partial Baths:	1	Type Const:	Wood
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Siding (alum/vinyl)
Number of Units:	1	Garage Type:	Attached	Heating:	Forced Air
Number of Stories:	2	Number of Cars:	1	A/C:	Central
Style:		Basement:	No	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/09/2026	Sales Price:	$299,890
Document #:	260004661 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/14/2024	Loan Amount:	N/A
Document #:	240013378 BK-PG -	Loan Type:	Stand Alone Refi
TD Due Date:	12/01/2054	Type Finance:	FIX

Legal Description:
Lot: 20 Subdivision: SEMPLE FARM ESTATES

Prior Transfer

Recording Date:	10/16/2023	Sales Price:	$295,000
Document #:	230012466 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/26/2023		
Document Type:			

Legal Description:
Lot: 20 Subdivision: SEMPLE FARM ESTATES

Prior Transfer

Recording Date:	10/16/2023	Sales Price:	$295,000
Document #:	BK-PG 230 -12466	Type of Sale:	Per Assessor Transaction History

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Document Type:
Legal Description:
Lot: 20 Section: 030 Subdivision: SEMPLE FARM ESTATES Map Ref: MB 12 PG 137
Abbreviated Description: SEMPLE FARM ESTATES L20

Prior Transfer

Recording Date:	12/07/2021	Sales Price:	$163,000
Document #:	210024197 BK-PG -0148	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/03/2021	Sales Price:	$216,700
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/03/2021	Sales Price:	$216,700
Document #:	210021821 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/27/2021		
Document Type:			
Legal Description:			

Lot: 20 Subdivision: SEMPLE FARM ESTATES

Mortgage Record

Recording Date:	01/10/2018	Loan Amount:	N/A
Document #:	180000309 BK-PG -	Loan Type:	New Conventional
TD Due Date:	02/01/2048	Type Finance:	FIX
Legal Description:			

Lot: 20 Subdivision: SEMPLE FARM ESTATES

Prior Transfer

Recording Date:	07/05/2012	Sales Price:	$179,900
Document #:	BK-PG 1200-9887	Type of Sale:	Full Amount on Deed
Contract Date:	06/19/2012		
Document Type:			
Legal Description:			

Area Sales Analysis

Total Area Sales	$4,212,580	Median # of Bedrooms	3
Median Lot Size	1,600 SF	Median # of Baths	2
Median Living Area	1,371 SF	Median Year Built	1992
Price Range - 2 Yrs	$115,000 to $575,000	Age Range	12 years to 38 years
Median Value	$237,180	Median Age	34 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.19Mi.	**25 CORWIN CIR** **HAMPTON, VA 23666-1420**	06/12/2026	$115,000	$83	1371	4/2/1	1988	1,600 SF	
		APN: 06M003 01 00091 Document #: 260007981 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 91 Subdivision: MAGRUDER ESTATES SECTION ONE MapRef: MB 9 PG 40 Abbreviated Description: Lot:91 Subdivision:MAGRUDER ESTATES SECTION ONE Map Ref:MB 9 PG 40City/Muni/Twp:HAMPTON City/Muni/Twp: HAMPTON								
2	.22Mi.	**11 CORWIN CIR** **HAMPTON, VA 23666-1400**	06/03/2026	$220,000	$160	1371	4/2/1	1988	1,600 SF	
		APN: 06M003 01 00097 Document #: 260007466 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 97 Subdivision: MAGRUDER ESTATES SECTION ONE MapRef: MB 9 PG 40 Abbreviated Description: Lot:97 Subdivision:MAGRUDER ESTATES SECTION ONE Map Ref:MB 9 PG 40City/Muni/Twp:HAMPTON City/Muni/Twp: HAMPTON								
3	.1Mi.	**145 CORWIN CIR** **HAMPTON, VA 23666-1490**	06/01/2026	$231,000	$185	1248	5/3/2	1992	1,600 SF	
		APN: 06M003 01 00065 Document #: 260007260 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 65 Subdivision: MAGRUDER ESTATES SECTION ONE MapRef: MB 9 PG 40 Abbreviated Description: Lot:65 Subdivision:MAGRUDER ESTATES SECTION ONE Map Ref:MB 9 PG 40City/Muni/Twp:HAMPTON City/Muni/Twp: HAMPTON								
4	.24Mi.	**137 SEMPLE FARM RD** **HAMPTON, VA 23666-1429**	05/13/2026	$237,180	$215	1100	6/3/1	1995	57,325 SF	
		APN: 06K004 00 00001 Document #: 260006471 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Subdivision: PLAT OF THE PROPERTY OF R J SMITH CHARLES SUBDIVIS MapRef: DOC 30022104 Abbreviated Description: Lot:1 Subdivision:PLAT OF THE PROPERTY OF R J SMITH CHARLES SUBDIVIS Map Ref:DOC 30022104City/Muni/Twp:HAMPTON City/Muni/Twp: HAMPTON								
5	.08Mi.	**174 CORWIN CIR** **HAMPTON, VA 23666-1499**	05/12/2026	$247,000	$156	1582	4/2/2	1993	1,600 SF	
		APN: 06M003 01 00049 Document #: 260006383 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 49 Subdivision: REVISED PLAT OF MAGRUDER ESTATES SECTION ONE HAM MapRef: MB 10 PG 58 Abbreviated Description: Lot:49 Subdivision:REVISED PLAT OF MAGRUDER ESTATES SECTION ONE HAM Map Ref:MB 10 PG 58City/Muni/Twp:HAMPTON City/Muni/Twp: HAMPTON								
6	.32Mi.	**136 BAKER FARM DR** **HAMPTON, VA 23666-5346**	04/30/2026	$499,500	$216	2312	8/4/2	2000	9,013 SF	
		APN: 06S020 00 00107 Document #: 260005862 Document Type: Price Code: D Land Use: Single Family Residential								

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Legal: Lot: 107 Subdivision: PLAT OF SUBDIVISION KNOWN AS BAKER FARM AT MapRef: MB 12 PG 32 Abbreviated Description: Lot:107 Subdivision:PLAT OF SUBDIVISION KNOWN AS BAKER FARM AT Map Ref:MB 12 PG 32City/Muni/Twp:HAMPTON City/Muni/Twp: HAMPTON

7	.19Mi.	**14 FIREFLY LN** **HAMPTON, VA 23666-1888**	03/19/2026	$575,000	$183	3133	10/5/3	2014	15,825 SF

APN: 06P020 00 00007 Document #: 260003536
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 7 Subdivision: RED GATE FARM MapRef: MB 12 PG 148 Abbreviated Description: Lot:7 Subdivision:RED GATE FARM Map Ref:MB 12 PG 148City/Muni/Twp:HAMPTON City/Muni/Twp: HAMPTON

8	.14Mi.	**104 CORWIN CIR** **HAMPTON, VA 23666-1478**	03/13/2026	$245,000	$176	1391	5/3/2	1990	1,600 SF

APN: 06M003 01 00019 Document #: 260003298
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 19 Subdivision: MAGRUDER ESTATES SECTION ONE MapRef: MB 9 PG 40 Abbreviated Description: Lot:19 Subdivision:MAGRUDER ESTATES SECTION ONE Map Ref:MB 9 PG 40City/Muni/Twp:HAMPTON City/Muni/Twp: HAMPTON

9	.12Mi.	**14 WOODALL DR** **HAMPTON, VA 23666-1484**	02/11/2026	$135,000	$108	1248	5/3/2	1991	1,600 SF

APN: 06M003 01 00073 Document #: 260001841
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 73 Subdivision: MAGRUDER ESTATES SECTION ONE MapRef: MB 9 PG 40 Abbreviated Description: Lot:73 Subdivision:MAGRUDER ESTATES SECTION ONE Map Ref:MB 9 PG 40City/Muni/Twp:HAMPTON City/Muni/Twp: HAMPTON

10	.25Mi.	**200 CLAY PIPE LN** **HAMPTON, VA 23666-5347**	01/21/2026	$410,000	$176	2320	8/4/2	1999	8,999 SF

APN: 06S020 00 00098 Document #: 260000810
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 98 Subdivision: BAKER FARM AT WYTHE CREEK MapRef: MB 12 PG 32 Abbreviated Description: Lot:98 Subdivision:BAKER FARM AT WYTHE CREEK Map Ref:MB 12 PG 32City/Muni/Twp:HAMPTON City/Muni/Twp: HAMPTON

11	.14Mi.	**102 CORWIN CIR** **HAMPTON, VA 23666-1478**	12/19/2025	$225,000	$164	1371	5/2/2	1990	1,600 SF

APN: 06M003 01 00018 Document #: 250016281
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 18 Subdivision: MAGRUDER ESTATES SECTION ONE MapRef: MB 9 PG 40 Abbreviated Description: Lot:18 Subdivision:MAGRUDER ESTATES SECTION ONE Map Ref:MB 9 PG 40City/Muni/Twp:HAMPTON City/Muni/Twp: HAMPTON

12	.07Mi.	**164 CORWIN CIR** **HAMPTON, VA 23666-1497**	12/04/2025	$242,000	$152	1582	8/3/2	1992	1,600 SF

APN: 06M003 01 00044 Document #: 250015608
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 44 Subdivision: MAGRUDER ESTATES SECTION ONE MapRef: MB 10 PG 58 Abbreviated Description: Lot:44 Subdivision:MAGRUDER ESTATES SECTION ONE Map Ref:MB 10 PG 58City/Muni/Twp:HAMPTON City/Muni/Twp: HAMPTON

13	.11Mi.	**161 CORWIN CIR** **HAMPTON, VA 23666-1497**	12/04/2025	$221,000	$177	1248	5/3/2	1992	1,600 SF

APN: 06M003 01 00058 Document #: 250015622
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 58 Subdivision: MAGRUDER ESTATES SECTION ONE MapRef: MB 10 PG 58 Abbreviated Description: Lot:58 Subdivision:MAGRUDER ESTATES SECTION ONE Map Ref:MB 10 PG 58City/Muni/Twp:HAMPTON City/Muni/Twp: HAMPTON

14	.19Mi.	**32 CORWIN CIR** **HAMPTON, VA 23666-1420**	09/19/2025	$214,900	$201	1064	5/2/1	1988	1,600 SF

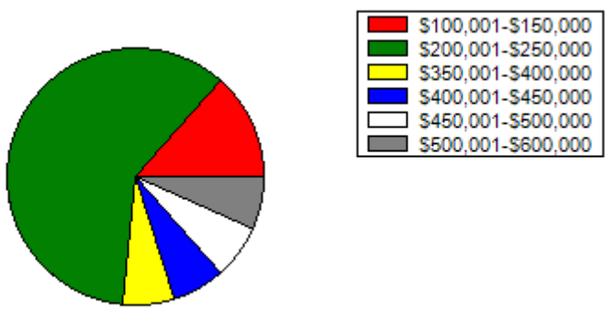
APN: 06M003 01 00006 Document #: 250012076
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 6 Subdivision: MAGRUDER ESTATES SECTION ONE HAMPTON VIRGINIA MapRef: MB 9 PG 40 Abbreviated Description: Lot:6 Subdivision:MAGRUDER ESTATES SECTION ONE HAMPTON VIRGINIA Map Ref:MB 9 PG 40City/Muni/Twp:HAMPTON City/Muni/Twp: HAMPTON

15	.27Mi.	**12 BEXLEY LN** **HAMPTON, VA 23666-5335**	09/05/2025	$395,000	$199	1983	6/4/2	2000	10,132 SF

APN: 06S020 00 00069 Document #: 250011469
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 69 Subdivision: PLAT OF SUBDIVISION KNOWN AS BAKER FARM AT WYTHE C MapRef: MB 12 PG 32 Abbreviated Description: Lot:69 Subdivision:PLAT OF SUBDIVISION KNOWN AS BAKER FARM AT WYTHE C Map Ref:MB 12 PG 32City/Muni/Twp:HAMPTON City/Muni/Twp: HAMPTON

Comparable Sales Chart

% Distribution Sales for Two Years



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.

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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.	**22 FRAZIER CT**	**10/16/2023**	$293,700	$293,700	1,638	5/3/2	2011	1,729 SF	
0Mi.	**20 FRAZIER CT**	**06/01/2022**	$287,400	$287,400	1,596	5/3/2	2011	1,725 SF	
0Mi.	**24 FRAZIER CT**	**08/23/2012**	$297,800	$297,800	1,676	7/3/2	2011	1,729 SF	
.01Mi.	**18 FRAZIER CT**	**08/02/2012**	$287,400	$287,400	1,596	5/3/2	2011	1,729 SF	
.01Mi.	**16 FRAZIER CT**	**07/06/2012**	$287,400	$287,400	1,596	5/3/2	2011	1,742 SF	
.02Mi.	**14 FRAZIER CT**	**04/01/2025**	$303,700	$303,700	1,676	7/3/2	2011	1,725 SF	
.02Mi.	**10 FRAZIER CT**	**01/03/2024**	$299,500	$299,500	1,676	7/3/2	2012	1,742 SF	
.02Mi.	**21 FRAZIER CT**	**06/11/2019**	$287,400	$287,400	1,596	5/3/2	2011	1,729 SF	
.02Mi.	**19 FRAZIER CT**	**06/04/2021**	$292,500	$292,500	1,638	5/3/2	2011	1,725 SF	
.03Mi.	**23 FRAZIER CT**	**02/03/2012**	$287,400	$287,400	1,596	5/3/2	2011	1,729 SF	
.03Mi.	**17 FRAZIER CT**	**06/23/2022**	$298,600	$298,600	1,676	7/3/2	2011	1,725 SF	
.03Mi.	**25 FRAZIER CT**	**06/11/2020**	$294,500	$294,500	1,596	5/3/2	2011	1,729 SF	
.03Mi.	**8 FRAZIER CT**	**07/12/2023**	$292,700	$292,700	1,596	5/3/2	2012	1,725 SF	
.03Mi.	**27 FRAZIER CT**	**03/13/2023**	$292,700	$292,700	1,638	5/3/2	2011	1,729 SF	
.03Mi.	**13 FRAZIER CT**	**09/28/2015**	$297,400	$297,400	1,676	7/3/2	2011	1,725 SF	
.03Mi.	**29 FRAZIER CT**	**05/07/2021**	$298,500	$298,500	1,676	7/3/2	2011	1,729 SF	

Rent vs. Own

Households Occupied by Renters:	47%	Households Occupied by Owners:	47%

Demographics & Income

Median Age:	38.2 years old	Households:	22,734
Median Household Income:	$70,189	Households w/Family:	55%
Household Income Per Capita:	$39,343	Households w/Family Married:	36%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Hampton City Public Schools	Students:	19,472
Number of Schools:	33	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.81Mi.	**Bethel High School**	B+	Public	9 - 12
Number of Students: 1,769 Student-Teacher Ratio: 14.89 Advanced Placement: Yes				
2.99Mi.	**George P. Phenix Elementary School**	A-	Public	PK - 8
Number of Students: 1,438 Student-Teacher Ratio: 9.55				

Flood Report

The Subject Property of **22 FRAZIER CT, HAMPTON, VA 23666-1791** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	115%	HIGHER
BURGLARY	112%	HIGHER
MOTOR VEHICLE THEFT	114%	HIGHER
FORCIBLE ROBBERY	130%	NOTABLY HIGHER
AGGRAVATED ASSAULT	91%	LOWER
FORCIBLE RAPE	110%	HIGHER
MURDER	105%	SIMILAR
OVERALL	94%	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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