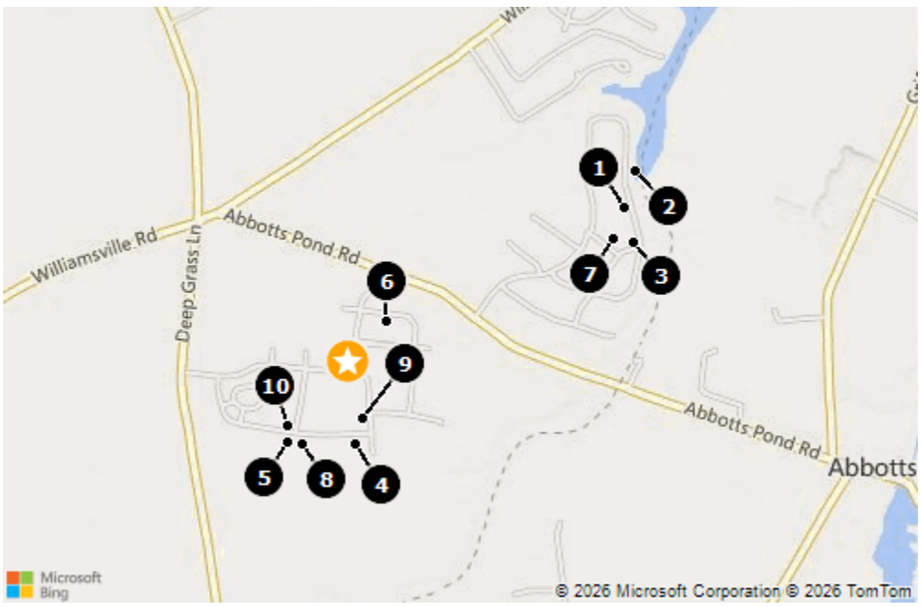
ICE SiteX Report

OrderID: 96687463

SiteX Property Information Report



Subject Property Location

240 VALE BLVD, GREENWOOD, DE 19950-2428

County:	**KENT DE**	Census Tract:	100010429.002056
Property Use:	Single Family Residential	Zoning:	AR
Parcel Number:	5-00-189.02-03-08.00-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$442,000**	FSD:	8	Common Confidence Score:	71
Value Range:	$406,640 - $477,360	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	
Assd Land Value:	$89,000	Market Land Value:		Tax Year:	2023
Assd Improvement:	$351,700	Market Improvment Value:		Total Taxable Value:	$243
Total Assessed Value:	$440,700	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	102194
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 8 District: 00 Subdivision: ABBOTTS POND ACRES Map Ref: MB 126 PG 52
Abbreviated Description: ABBOTTS POND ACRES SUBD LOT 8
City/Muni/Twp: UNINCORPORATED

Property Characteristics

Lot Size:	28,314 SF	Bedrooms:		Pool:	
Building Area:	2030 SF	Baths:		Fireplace:	
Year Built:	2023	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/14/2025	Sales Price:	$459,766
Document #:	2025-519075 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/03/2023	Sales Price:	$468,296
Document #:	2023-483796 BK-PG 12740-332	Type of Sale:	Full Amount on Deed
Contract Date:	10/25/2023		
Document Type:			

Legal Description:
Lot: 8 Subdivision: ABBOTTS POND ACRES Map Ref: MB 126 PG 52
City/Muni/Twp: MILFORD HUNDRED

Prior Transfer

Recording Date:	10/25/2023	Sales Price:	$468,296
Document #:	BK-PG D12740 -332	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 8 District: 00 Subdivision: ABBOTTS POND ACRES Map Ref: MB 126 PG 52
Abbreviated Description: ABBOTTS POND ACRES SUBD LOT 8
City/Muni/Twp: UNINCORPORATED

ICE SiteX Report

OrderID: 96687463

Prior Transfer

Recording Date:	06/09/2023	Sales Price:	$2,528,521
Document #:	Z023-475596 BK-PG 11334-267	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/27/2021	Loan Amount:	N/A
Document #:	2021-428199 BK-PG 11334-267	Loan Type:	Building or Construction Loan
TD Due Date:		Type Finance:	

Legal Description:
Subdivision: ABBOTTS POND ACRES
City/Muni/Twp: MILFORD HUNDRED

Mortgage Record

Recording Date:	08/27/2021	Loan Amount:	N/A
Document #:	2021-428198 BK-PG 11334-252	Loan Type:	2nd Mortgage made to cover Down Payment
TD Due Date:		Type Finance:	

Legal Description:
Subdivision: ABBOTTS POND ACRES
City/Muni/Twp: MILFORD HUNDRED

Prior Transfer

Recording Date:	12/29/2020	Sales Price:	$1,221,000 Multiple Parcels Involved in this transaction
Document #:	2020-404221 BK-PG 10673-83	Type of Sale:	Full Amount on Deed
Contract Date:	12/17/2020		
Document Type:			

Legal Description:
Lot: 8 Subdivision: ABBOTTS POND ACRES Map Ref: MB 106 PG 23-30
City/Muni/Twp: MILFORD HUNDRED

Prior Transfer

Recording Date:	12/17/2020	Sales Price:	$1,221,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$5,176,760	Median # of Bedrooms	2
Median Lot Size	24,612 SF	Median # of Baths	2
Median Living Area	2,286 SF	Median Year Built	2018
Price Range - 2 Yrs	$365,000 to $600,000	Age Range	1 years to 18 years
Median Value	$531,637	Median Age	8 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.79Mi.	**65 GARDENIA BLVD** **GREENWOOD, DE 19950-2510**	01/13/2026	$475,000	$228	2075	7/2/2	2009	33,106 SF	
		APN: 5-00-189.02-02-51.00-000 Document #: 2026-528442 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 115 Section: 3 Subdivision: BLAIRS POND ESTATES MapRef: MB 28 PG 48 Abbreviated Description: Lot:115 Section:3 Subdivision:BLAIRS POND ESTATES Map Ref:MB 28 PG 48								
2	.86Mi.	**58 GARDENIA BLVD** **GREENWOOD, DE 19950-2505**	12/09/2025	$600,000	$205	2926	7/4/2	2016	32,670 SF	
		APN: 5-00-189.02-02-41.00-000 Document #: 2025-526400 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 39 Subdivision: BLAIRS POND ESTATES SECTION III MapRef: MB 28 PG 48 Abbreviated Description: Lot:39 Subdivision:BLAIRS POND ESTATES SECTION III Map Ref:MB 28 PG 48City/Muni/Twp:MILFORD HUNDRED City/Muni/Twp: MILFORD HUNDRED								
3	.77Mi.	**71 GARDENIA BLVD** **GREENWOOD, DE 19950-2510**	08/22/2025	$450,000	$197	2282	8/3/2	2008	39,640 SF	
		APN: 5-00-189.02-02-48.00-000 Document #: 2025-519635 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 118 Section: 3 Subdivision: BLAIRS POND ESTATES MapRef: MB 4462 PG 14 Abbreviated Description: Lot:118 Section:3 Subdivision:BLAIRS POND ESTATES Map Ref:MB 4462 PG 14City/Muni/Twp:MILFORD HUNDRED City/Muni/Twp: MILFORD HUNDRED								
4	.21Mi.	**440 CARMEAN DR** **GREENWOOD, DE 19950-5115**	06/12/2025	$465,000	$215	2154	/3/3	2021	22,651 SF	
		APN: 5-00-189.02-03-75.00-000 Document #: 2025-515268 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 75 Subdivision: ABBOTTS POND ACRES Abbreviated Description: Lot:75 Subdivision:ABBOTTS POND ACRES City/Muni/Twp:MILFORD HUNDRED City/Muni/Twp: MILFORD HUNDRED								
5	.25Mi.	**272 CARMEAN DR** **GREENWOOD, DE 19950-5110**	05/30/2025	$579,129	$189	3054	//	2025	23,087 SF	
		APN: 5-00-189.02-03-68.00-000 Document #: 2025-514532 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 68 Subdivision: ABBOTTS POND ACRES MapRef: MB 126 PG 52 Abbreviated Description: Lot:68 Subdivision:ABBOTTS POND ACRES Map Ref:MB 126 PG 52City/Muni/Twp:MILFORD HUNDRED City/Muni/Twp: MILFORD HUNDRED								
6	.14Mi.	**68 MCEWEN DR** **GREENWOOD, DE 19950-2480**	05/30/2025	$365,000	$222	1641	6/3/2	2013	23,087 SF	
		APN: 5-00-189.02-04-18.00-000 Document #: 2025-514511 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 109 Subdivision: ABBOTTS POND ACRES MapRef: MB 106 PG 24 Abbreviated Description: Lot:109 Subdivision:ABBOTTS POND ACRES Map Ref:MB 106 PG 24City/Muni/Twp:MILFORD HUNDRED City/Muni/Twp: MILFORD HUNDRED								
7	.74Mi.	**4 SWAMPPINK DR**	05/06/2025	$515,000	$251	2050	7/2/2	2008	36,590 SF	Yes

ICE SiteX Report

OrderID: 96687463

GREENWOOD, DE 19950-2519
APN: 5-00-189.02-02-69.00-000 Document #: 2025-513110
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 97 Subdivision: BLAIRS POND ESTATES SECTION 3 MapRef: MB 28 PG 48 Abbreviated Description: Lot:97 Subdivision:BLAIRS POND ESTATES SECTION 3 Map Ref:MB 28 PG 48City/Muni/Twp:MILFORD HUNDRED City/Muni/Twp: MILFORD HUNDRED

8	.24Mi.	**308 CARMEAN DR**	03/21/2025	$589,358	$188	3132	//	2025	24,394 SF

GREENWOOD, DE 19950-5113
APN: 5-00-189.02-03-69.00-000 Document #: 2025-510569
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 69 Subdivision: ABBOTTS POND ACRES Abbreviated Description: Lot:69 Subdivision:ABBOTTS POND ACRES City/Muni/Twp:MILFORD HUNDRED City/Muni/Twp: MILFORD HUNDRED

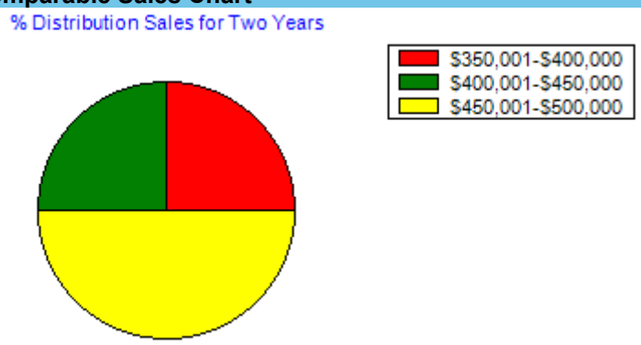
9	.15Mi.	**396 VALE BLVD**	01/24/2025	$590,000	$170	3461	//	2022	22,216 SF

GREENWOOD, DE 19950-2439
APN: 5-00-189.02-03-17.00-000 Document #: 2025-507492
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 17 Subdivision: ABBOTTS POND ACRES MapRef: MB 126 PG 52 Abbreviated Description: Lot:17 Subdivision:ABBOTTS POND ACRES Map Ref:MB 126 PG 52City/Muni/Twp:MILFORD HUNDRED City/Muni/Twp: MILFORD HUNDRED

10	.22Mi.	**142 JULIANNA DR**	01/07/2025	$548,273	$239	2289	//	2024	24,829 SF

GREENWOOD, DE 19950-2438
APN: 5-00-189.02-03-29.00-000 Document #: 2025-506471
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 29 Subdivision: ABBOTTS POND ACRES MapRef: DOC 92024 Abbreviated Description: Lot:29 Subdivision:ABBOTTS POND ACRES Map Ref:DOC 92024City/Muni/Twp:MILFORD HUNDRED City/Muni/Twp: MILFORD HUNDRED

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.	**240 VALE BLVD**	**10/25/2023**		$440,700	2,030		2023	28,314 SF	
.03Mi.	**218 VALE BLVD**	**06/09/2021**		$423,100	2,213	7/3/2	2018	25,265 SF	
.03Mi.	**VALE BLVD**	**04/16/2024**		$479,000	2,739		2023	36,155 SF	
.04Mi.	**VALE BLVD**	**06/10/2022**		$353,400	1,256		2022	23,522 SF	
.05Mi.	**AMANDA AVE**	**12/17/2020**		$489,200	3,139		2023	22,216 SF	
.06Mi.	**VALE BLVD**	**07/01/2024**		$567,800	3,752		2024	37,462 SF	
.06Mi.	**190 VALE BLVD**	**06/10/2024**		$450,900	2,051	6/3/2	2019	24,394 SF	
.06Mi.	**296 VALE BLVD**	**05/16/2023**		$408,900	2,144		2023	22,651 SF	
.07Mi.	**42 AMANDA AVE**	**12/12/2019**		$451,000	2,706	7/4/2	2019	22,216 SF	
.08Mi.	**VALE BLVD**	**10/20/2023**		$549,600	3,306		2023	37,462 SF	
.08Mi.	**164 VALE BLVD**	**05/11/2018**		$416,600	1,854	6/3/2	2017	24,394 SF	
.08Mi.	**328 VALE BLVD**	**12/20/2022**		$419,900	2,148		2023	22,651 SF	
.08Mi.	**19 AMANDA AVE**	**10/23/2020**		$436,300	2,795	8/4/2	2020	23,522 SF	
.09Mi.	**62 AMANDA AVE**	**05/24/2024**		$355,500	1,668	6/3/2	2019	22,216 SF	
.1Mi.	**45 AMANDA AVE**	**07/03/2018**		$438,900	2,706	7/4/2	2018	23,087 SF	
.1Mi.	**350 VALE BLVD**	**06/03/2022**		$446,200	2,435		2022	22,216 SF	

Rent vs. Own

Households Occupied by Renters:	24%	Households Occupied by Owners:	70%

Demographics & Income

Median Age:	44.4 years old	Households:	2,753
Median Household Income:	$78,743	Households w/Family:	64%
Household Income Per Capita:	$37,386	Households w/Family Married:	52%
Most Common Education Level:	High School Graduate	Households w/Family Children:	24%

ICE SiteX Report

OrderID: 96687463

School District

School District Zone:	Milford School District	Students:	4,214
Number of Schools:	6	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.76Mi.	**Mispillion Elementary School** Number of Students: 514 Student-Teacher Ratio: 15.12	B-	Public	1 - 5
4.88Mi.	**Milford Senior High School** Number of Students: 1,122 Student-Teacher Ratio: 15.8 Advanced Placement: Yes	C+	Public	9 - 12
4.91Mi.	**Milford Central Academy** Number of Students: 1,047 Student-Teacher Ratio: 16.36	D+	Public	6 - 8
4.77Mi.	**Morris (Evelyn I.) Early Childhood** Number of Students: 415 Student-Teacher Ratio: 12.58	NA	Public	PK - KG

Flood Report

The Subject Property of **240 VALE BLVD, GREENWOOD, DE 19950-2428** 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	64%	NOTABLY LOWER
BURGLARY	95%	SIMILAR
MOTOR VEHICLE THEFT	50%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	136%	NOTABLY HIGHER
AGGRAVATED ASSAULT	94%	SIMILAR
FORCIBLE RAPE	151%	NOTABLY HIGHER
MURDER	133%	NOTABLY HIGHER
OVERALL	113%	HIGHER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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