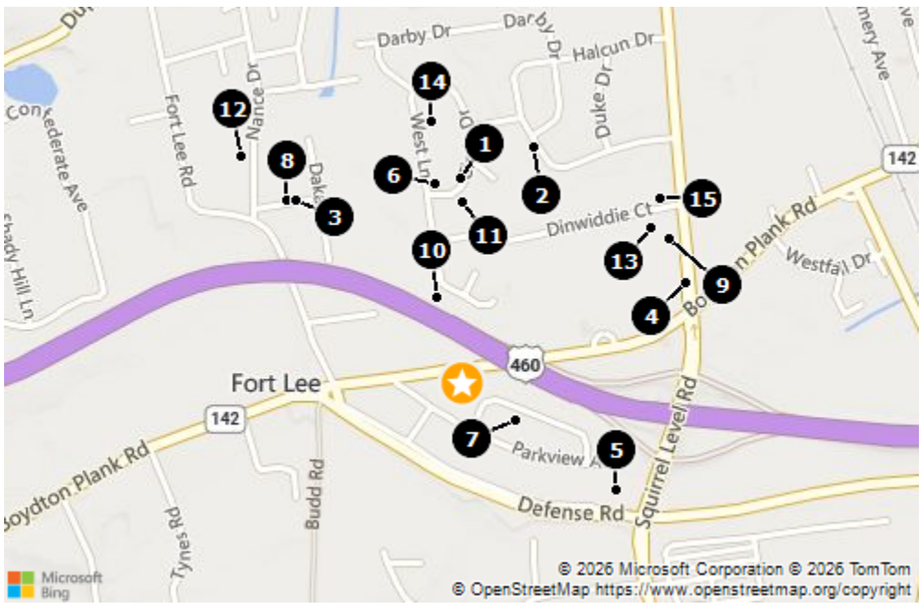
ICE SiteX Report

OrderID: 98671713

SiteX Property Information Report



Subject Property Location

2460 BOYDTON PLANK RD, PETERSBURG, VA 23805-8908

County:	**PETERSBURG CITY VA**	Census Tract:	517308110.001038
Property Use:	Single Family Residential	Zoning:	R-1
Parcel Number:	071030004	Thomas Bros Pg-Grid:	

Valuation

Value:	**$184,000**	FSD:	28	Common Confidence Score:	25
Value Range:	$132,480 - $235,520	ICE Confidence Score:	72		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$26,200	Market Land Value:	$26,200	Tax Year:	2025
Assd Improvement:	$113,200	Market Improvment Value:	$113,200	Total Taxable Value:	$1,467
Total Assessed Value:	$139,400	Total Assessor Market Value:	$139,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 7 Block: B District: 7 Subdivision: PARK VIEW Map Ref: MAP #: 071
Abbreviated Description: LT 7 BK B SEC 1 PARKVIEW
City/Muni/Twp: HART

Property Characteristics

Lot Size:	11,252 SF	Bedrooms:	3	Pool:	
Building Area:	996 SF	Baths:	1	Fireplace:	
Year Built:	1991	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:		Heating:	Baseboard
Number of Stories:	1	Number of Cars:		A/C:	N
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/17/2015	Sales Price:	$84,900
Document #:	BK-PG 2015 -2133	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 7 Block: B District: 7 Subdivision: PARK VIEW Map Ref: MAP #: 071
Abbreviated Description: LT 7 BK B SEC 1 PARKVIEW
City/Muni/Twp: HART

Area Sales Analysis

Total Area Sales	$3,420,500	Median # of Bedrooms	3
Median Lot Size	13,373 SF	Median # of Baths	2
Median Living Area	1,308 SF	Median Year Built	1962
Price Range - 2 Yrs	$119,200 to $315,000	Age Range	2 years to 91 years
Median Value	$243,400	Median Age	64 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.27Mi.	**1616 CIRCLE DR PETERSBURG, VA 23803-5337**	06/11/2026	$243,400	$187	1300	6/3/1	1962	19,419 SF	

APN: 050120011 Document #:
Document Type: Price Code: A

ICE SiteX Report

OrderID: 98671713

Land Use: Single Family Residential
Legal: Lot: 11-12 Block: G District: 7 Subdivision: WESTERN HILLS MapRef: MAP #: 050 Abbreviated Description: Lot:11-12 District:7 Map Ref:MAP #: 050Abbreviated Description:WESTERN HILLS LT 11 PT LT 12 BK G SEC 3 City/Muni/Twp:HART City/Muni/Twp: HART

2	.31Mi.	**1708 S HALCUN DR** **PETERSBURG, VA 23803-4848**	05/11/2026	$135,000	$106	1272	5/3/1	1962	13,373 SF

APN: 050160015 Document #:
Document Type: Price Code: A
Land Use: Single Family Residential
Legal: Lot: 16 Block: F District: 7 Subdivision: WESTERN HILLS MapRef: MAP #: 050 Abbreviated Description: District:7 Map Ref:MAP #: 050Abbreviated Description:WESTERN HILLS LT 16 BK F SEC 4 City/Muni/Twp:HART City/Muni/Twp: HART

3	.33Mi.	**2241 CARROLL DR** **PETERSBURG, VA 23803-4801**	03/24/2026	$245,000	$247	988	5/2/1	1962	16,287 SF

APN: 050100007 Document #:
Document Type: Price Code: A
Land Use: Single Family Residential
Legal: Lot: 52 District: 7 Subdivision: DUNEDIN MapRef: MAP #: 050 Abbreviated Description: District:7 Map Ref:MAP #: 050Abbreviated Description:DUNEDIN PT LT 52 94.1X173.5 City/Muni/Twp:HART City/Muni/Twp: HART

4	.27Mi.	**1748 YOUNGS RD** **PETERSBURG, VA 23803-6217**	02/09/2026	$235,000	$169	1383	5/2/2	1935	29,229 SF

APN: 051050010 Document #:
Document Type: Price Code: A
Land Use: Single Family Residential
Legal: District: 7 MapRef: MAP #: 051 Abbreviated Description: District:7 Map Ref:MAP #: 051Abbreviated Description:0.671 ACRE City/Muni/Twp:HART City/Muni/Twp: HART

5	.24Mi.	**1956 SQUIRREL LEVEL RD** **PETERSBURG, VA 23803-4816**	11/19/2025	$191,000	$146	1308	6/3/1	1953	31,241 SF

APN: 070040003 Document #:
Document Type: Price Code: A
Land Use: Single Family Residential
Legal: Lot: 86-87 District: 7 Subdivision: PARK VIEW MapRef: MAP #: 070 Abbreviated Description: District:7 Subdivision:PARK VIEW Map Ref:MAP #: 070Abbreviated Description:PARKVIEW LTS 86-87-87A SEC 3 142 X 240 City/Muni/Twp:HART City/Muni/Twp: HART

6	.26Mi.	**1628 CIRCLE DR** **PETERSBURG, VA 23803-5337**	09/12/2025	$300,000	$147	2040	7/4/3	1962	10,319 SF

APN: 050120013 Document #:
Document Type: Price Code: A
Land Use: Single Family Residential
Legal: Lot: 14 Block: G District: 7 Subdivision: WESTERN HILLS MapRef: MAP #: 050 Abbreviated Description: District:7 Map Ref:MAP #: 050Abbreviated Description:WESTERN HILLS SEC 3 LT 14 BK G City/Muni/Twp:HART City/Muni/Twp: HART

7	.08Mi.	**2434 GRACIE WHITE CIR** **PETERSBURG, VA 23803-4800**	08/21/2025	$295,000	$175	1680	7/3/2	2008	9,091 SF

APN: 071040804 Document #: 09865
Document Type: Price Code: A
Land Use: Single Family Residential
Legal: Lot: 18 District: 7 Subdivision: PARK VIEW MapRef: MAP #: 071 Abbreviated Description: District:7 Subdivision:PARK VIEW Map Ref:MAP #: 071Abbreviated Description:PARKVIEW ADDITION LT 18 SEC 2 City/Muni/Twp:HART City/Muni/Twp: HART

8	.34Mi.	**2245 CARROLL DR** **PETERSBURG, VA 23803-4801**	08/07/2025	$119,200	$115	1036	5/3/1	1962	19,249 SF

APN: 050100006 Document #: 022108
Document Type: Price Code: A
Land Use: Single Family Residential
Legal: Lot: 52 District: 7 Subdivision: DUNEDIN MapRef: MAP #: 050 Abbreviated Description: District:7 Map Ref:MAP #: 050Abbreviated Description:DUNEDIN PT LT 52 110-75X177-173.5 City/Muni/Twp:HART City/Muni/Twp: HART

9	.33Mi.	**1718 YOUNGS RD** **PETERSBURG, VA 23803-6217**	07/30/2025	$255,000	$133	1912	7/3/3	1940	16,322 SF

APN: 051050006 Document #:
Document Type: Price Code: A
Land Use: Single Family Residential
Legal: Lot: 1 District: 7 Subdivision: INGLESIDE MapRef: MAP #: 051 Abbreviated Description: District:7 Map Ref:MAP #: 051Abbreviated Description:INGLESIDE LT 1 City/Muni/Twp:HART City/Muni/Twp: HART

10	.12Mi.	**1740 WEST LN** **PETERSBURG, VA 23803-5312**	05/13/2025	$270,000	$170	1584	6/4/2	2009	12,667 SF

APN: 050110821 Document #: 092453
Document Type: Price Code: A
Land Use: Single Family Residential
Legal: Lot: 22 District: 7 Subdivision: SOUTH HILLS MapRef: MAP #: 050 Abbreviated Description: District:7 Map Ref:MAP #: 050Abbreviated Description:SOUTH HILLS SUBD LT 22 0.291 ACRES City/Muni/Twp:HART City/Muni/Twp: HART

11	.23Mi.	**1625 CIRCLE DR** **PETERSBURG, VA 23803-5330**	03/12/2025	$159,000	$159	1000	5/3/1	1964	9,182 SF

APN: 050160003 Document #: 08472
Document Type: Price Code: A
Land Use: Single Family Residential
Legal: Lot: 13 Block: F District: 7 Subdivision: WESTERN HILLS MapRef: MAP #: 050 Abbreviated Description: District:7 Map Ref:MAP #: 050Abbreviated Description:WESTERN HILLS LT 13 BK F SEC 3 City/Muni/Twp:HART City/Muni/Twp: HART

12	.41Mi.	**866 NANCE DR** **PETERSBURG, VA 23803-5404**	12/02/2024	$194,900	$127	1532	7/3/1	1977	13,168 SF

APN: 050030013 Document #: 08829
Document Type: Price Code: A
Land Use: Single Family Residential
Legal: Lot: 3 District: 7 Subdivision: DUNEDIN MapRef: MAP #: 050 Abbreviated Description: District:7 Map Ref:MAP #: 050Abbreviated Description:DUNEDIN LT 3 RE-SUBD LTS 38-41 City/Muni/Twp:HART City/Muni/Twp: HART

13	.31Mi.	**1522 DINWIDDIE CT** **PETERSBURG, VA 23803-4838**	09/26/2024	$256,000	$242	1056	//2	2024	16,875 SF

APN: 051050004 Document #:
Document Type: Price Code: A
Land Use: Single Family Residential
Legal: Lot: 20 District: 7 Subdivision: INGLESIDE MapRef: MAP #: 051 Abbreviated Description: District:7 Map Ref:MAP #: 051Abbreviated Description:LOT 20 INGLESIDE City/Muni/Twp:HART City/Muni/Twp: HART

14	.34Mi.	**1505 WEST LN** **PETERSBURG, VA 23803-5335**	05/20/2024	$315,000	$147	2132	5/3/2	1962	11,099 SF

APN: 050120018 Document #:
Document Type: Price Code: A
Land Use: Single Family Residential
Legal: Lot: 19 Block: G District: 7 Subdivision: WESTERN HILLS MapRef: MAP #: 050 Abbreviated Description: District:7 Map Ref:MAP #: 050Abbreviated Description:WESTERN HILLS LT 19 BK G SEC 3 City/Muni/Twp:HART City/Muni/Twp: HART

15	.35Mi.	**1515 DINWIDDIE CT** **PETERSBURG, VA 23803-4837**	01/11/2024	$207,000	$205	1008	5/3/2	1999	10,498 SF

APN: 051040800 Document #:

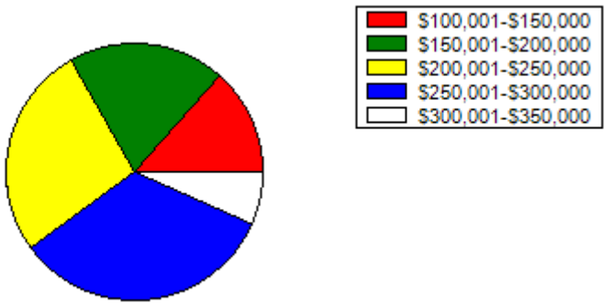
ICE SiteX Report

OrderID: 98671713

Document Type: Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 5 District: 7 Subdivision: INGLESIDE MapRef: MAP #: 051 Abbreviated Description: District:7 Map Ref:MAP #: 051Abbreviated Description:INGLESIDE S 120 OF LOT 5 City/Muni/Twp:HART City/Muni/Twp: HART

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.

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.	**2460 BOYDTON PLANK RD**	**09/17/2015**	$139,400	$139,400	996	5/3/1	1991	11,252 SF	
.02Mi.	**2467 GRACIE WHITE CIR**	**09/28/2016**	$192,900	$192,900	1,408	//2	1994	17,049 SF	
.02Mi.	**2466 BOYDTON PLANK RD**	**07/21/2023**	$166,000	$166,000	1,186	6/2/1	1924	14,880 SF	
.02Mi.	**2473 GRACIE WHITE CIR**	**11/01/2023**	$225,100	$225,100	1,680	7/3/2	2010	11,761 SF	
.03Mi.	**2461 GRACIE WHITE CIR**	**05/27/2011**	$192,900	$192,900	1,408	7/3/2	2011	15,834 SF	
.03Mi.	**2465 PARKVIEW AVE**	**07/26/1993**	$192,500	$192,500	1,405	7/3/1	1964	16,553 SF	
.04Mi.	**2507 PARKVIEW AVE**	**09/06/1990**	$231,700	$231,700	1,729	8/4/2	1964	18,622 SF	
.04Mi.	**2455 PARKVIEW AVE**	**10/23/2007**	$267,100	$267,100	1,894	6/3/2	1978	11,217 SF	
.05Mi.	**2513 PARKVIEW AVE**	**06/17/1999**	$138,300	$138,300	988	5/3/1	1990	9,592 SF	
.05Mi.	**2455 GRACIE WHITE CIR**	**06/01/2020**	$188,500	$188,500	1,376	/3/2	2019	14,061 SF	
.05Mi.	**2446 GRACIE WHITE CIR**	**12/21/2021**	$168,200	$168,200	1,202	5/3/2	2019	10,136 SF	
.06Mi.	**2449 PARKVIEW AVE**	**12/19/2001**	$147,800	$147,800	1,056	5/3/1	1976	9,901 SF	
.06Mi.	**2519 PARKVIEW AVE**	**05/01/1978**	$190,700	$190,700	1,392	6/3/1	1964	10,877 SF	
.07Mi.	**2466 PARKVIEW AVE**	**03/20/1979**	$198,100	$198,100	1,377	6/3/1	1965	16,901 SF	
.07Mi.	**2449 GRACIE WHITE CIR**	**04/23/2019**	$241,300	$241,300	1,900	6/3/2	2008	10,733 SF	
.07Mi.	**2440 GRACIE WHITE CIR**	**06/28/2013**	$204,800	$204,800	1,528	//2	2012	9,091 SF	

Rent vs. Own

Households Occupied by Renters:	39%	Households Occupied by Owners:	49%

Demographics & Income

Median Age:	37.5 years old	Households:	17,244
Median Household Income:	$61,205	Households w/Family:	55%
Household Income Per Capita:	$32,274	Households w/Family Married:	31%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

School District Zone:	Petersburg City Public Schools	Students:	4,582
Number of Schools:	7	Rating:	F

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.89Mi.	**Pleasants Lane Elementary School** Number of Students: 493 Student-Teacher Ratio: 12.64	F	Public	KG - 5
2.19Mi.	**Vernon Johns Middle School** Number of Students: 949 Student-Teacher Ratio: 15.56	F	Public	6 - 8
1.98Mi.	**Petersburg High School** Number of Students: 1,215 Student-Teacher Ratio: 15.99 Advanced Placement: Yes	D	Public	9 - 12

ICE SiteX Report

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	120%	HIGHER
BURGLARY	107%	SIMILAR
MOTOR VEHICLE THEFT	129%	HIGHER
FORCIBLE ROBBERY	94%	SIMILAR
AGGRAVATED ASSAULT	112%	HIGHER
FORCIBLE RAPE	132%	NOTABLY HIGHER
MURDER	115%	HIGHER
OVERALL	124%	HIGHER

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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