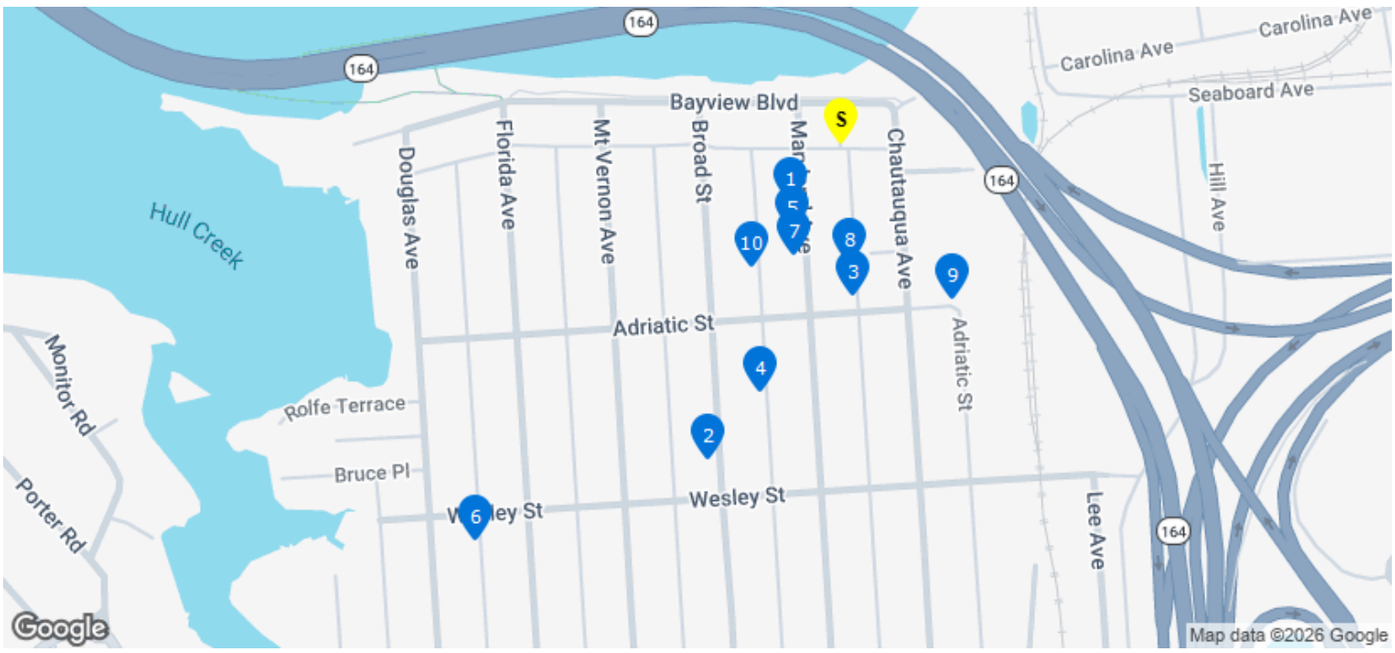
# ICE SiteX Report

**OrderID: 98761750**

## SiteX Property Information Report




## Subject Property Location

### 2521 BAYVIEW BLVD, PORTSMOUTH, VA 23707-1503

| | | | |
|---|---|---|---|
| County: | **PORTSMOUTH CITY VA** | Census Tract: | 2102.00 |
| Property Use: | Single Family Residential | Zoning: | HR |
| Parcel Number: | 0140-0630 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$306,000** | FSD: | 13 | Common Confidence Score: | 54 |
| Value Range: | $266,220 - $345,780 | ICE Confidence Score: | 87 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2026 | Market Value Year: | 2026 | Tax Rate Code Area: | |
| Assd Land Value: | $38,220 | Market Land Value: | $38,220 | Tax Year: | 2025 |
| Assd Improvement: | $214,950 | Market Improvment Value: | $214,950 | Total Taxable Value: | $3,228 |
| Total Assessed Value: | $253,170 | Total Assessor Market Value: | $253,170 | Delinquent Year: | |
| | | | | Tax Account ID: | |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | |

## Assessment Legal Description

Subdivision: PORT NORFOLK
Abbreviated Description: 155 2521 BAY VIEW

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 5,227 SF | Bedrooms: | 2 | Pool: | |
| Building Area: | 1759 SF | Baths: | 2 | Fireplace: | |
| Year Built: | 1941 | Partial Baths: | | Type Const: | Frame |
| Number of Buildings: | | Number of Rooms: | 6 | Ext Walls: | |
| Number of Units: | 1 | Garage Type: | Detached Garage | Heating: | Hot Water |
| Number of Stories: | 2 | Number of Cars: | 2 | A/C: | Yes |
| Style: | Traditional / Old | Basement: | | Roof Cover: | Asphalt |
| | | Foundation: | Brick | Elevator: | |

## Subject Property Deed/Transfer History

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 09/11/2026 | Sales Price: | $230,644 |
| Document #: | 202609995 BK-PG - | Type of Sale: | |
| Document Type: | Assignment | | |
| **Legal Description:** | | | |

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 04/01/2026 | Loan Amount: | N/A |
| Document #: | 202603457 BK-PG - | Loan Type: | |
| Contract Date: | 03/14/2026 | | |
| TD Due Date: | 11/01/2045 | Type Finance: | |

**Legal Description:**
Subdivision: PORT NORFOLK Map Ref: 0
City/Muni/Twp: PORTSMOUTH

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 05/20/2025 | Loan Amount: | N/A |
| Document #: | 202505289 BK-PG - | Loan Type: | Stand Alone Second |
| Contract Date: | 05/09/2025 | | |
| TD Due Date: | 11/01/2045 | Type Finance: | Fixed Rate |

**Legal Description:**
Map Ref: 1496704

# ICE SiteX Report

**OrderID: 98761750**

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 08/29/2023 | Loan Amount: | N/A |
| Document #: | 202308302 BK-PG - | Loan Type: | Stand Alone Second |
| Contract Date: | 08/17/2023 | | |
| TD Due Date: | 11/01/2045 | Type Finance: | Fixed Rate |

**Legal Description:**
Subdivision: PORT NORFOLK Map Ref: 1333573

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 10/07/2020 | Loan Amount: | N/A |
| Document #: | 202011367 BK-PG - | Loan Type: | FHA (Federal Housing Admin.) |
| Contract Date: | 10/01/2020 | | |
| TD Due Date: | | Type Finance: | Fixed Rate |

**Legal Description:**
Subdivision: PORT NORFOLK

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 10/07/2020 | Sales Price: | $234,900 |
| Document #: | 202011366 BK-PG - | Type of Sale: | Arms-Length Transfer |
| Contract Date: | 10/01/2020 | | |
| Document Type: | Deed | | |

**Legal Description:**
Subdivision: PORT NORFOLK

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 05/26/2009 | Loan Amount: | N/A |
| Document #: | BK-PG 900-5778 | Loan Type: | Conventional |
| Contract Date: | 05/18/2009 | | |
| TD Due Date: | 06/01/2024 | Type Finance: | Fixed Rate |

**Legal Description:**
Map Ref: 0

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 08/13/2008 | Loan Amount: | N/A |
| Document #: | BK-PG 800-11748 | Loan Type: | Non Purchase Money Loan |
| Contract Date: | 07/17/2008 | | |
| TD Due Date: | 08/15/2023 | Type Finance: | Fixed Rate |

**Legal Description:**
Map Ref: 0

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 08/30/2006 | Loan Amount: | N/A |
| Document #: | BK-PG 600-17902 | Loan Type: | Non Purchase Money Loan |
| Contract Date: | 07/28/2006 | | |
| TD Due Date: | 08/15/2009 | Type Finance: | Fixed Rate |

**Legal Description:**
Map Ref: 0

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 10/20/2005 | Loan Amount: | N/A |
| Document #: | BK-PG 500-21828 | Loan Type: | Unknown Loan Type |
| Contract Date: | 09/30/2005 | | |
| TD Due Date: | 10/05/2020 | Type Finance: | Fixed Rate |

**Legal Description:**
Map Ref: 0

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $2,857,700 | Median # of Bedrooms | 3 |
| Median Lot Size | 5,663 SF | Median # of Baths | 2 |
| Median Living Area | 1,831 SF | Median Year Built | 1940 |
| Price Range - 2 Yrs | $210,000 to $339,200 | Age Range | 73 years to 136 years |
| Median Value | $294,000 | Median Age | 86.5 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .08Mi. | **143 MARYLAND AVE<br>PORTSMOUTH, VA 23707-1502** | 05/18/2026 | $309,500 | $134 | 2309 | 6/5/4 | 1940 | 5,663 SF | |
| | | APN: 0140-0760 Document #: 202605370<br>Document Type: Deed Price Code: Q<br>Land Use: Single Family Residential<br>Legal: Lot: 407 Subdivision: PORT NORFOLK LAND COMPANY MapRef: MB 4 PG 70&71 Abbreviated Description: Lot:407 Subdivision:PORT NORFOLK LAND COMPANY Map Ref:MB 4 PG 70&71City/Muni/Twp:CHESAPEAKE City/Muni/Twp: CHESAPEAKE | | | | | | | | |
| 2 | .11Mi. | **2709 BAYVIEW BLVD<br>PORTSMOUTH, VA 23707-1510** | 10/07/2026 | $349,000 | $166 | 2099 | 9//2 | 1900 | 5,227 SF | |
| | | APN: 0140-0040 Document #: 202611019<br>Document Type: Bargain and Sale Deed Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 166 Subdivision: PORT NORFOLK MapRef: MB 2 PG 90&91 Abbreviated Description: Lot:166 Subdivision:PORT NORFOLK Map Ref:MB 2 PG 90&91City/Muni/Twp:PORTSMOUTH City/Muni/Twp: PORTSMOUTH | | | | | | | | |
| 3 | .11Mi. | **141 BROAD ST<br>PORTSMOUTH, VA 23707-1514** | 06/03/2026 | $315,000 | $145 | 2169 | 8/2/1 | 1953 | 8,276 SF | |
| | | APN: 0140-0430 Document #: 202606064<br>Document Type: Deed Price Code: Q<br>Land Use: Single Family Residential<br>Legal: Lot: 556&557 MapRef: MB 2 PG 90&91 Abbreviated Description: Lot:556&557 Map Ref:MB 2 PG 90&91City/Muni/Twp:PORTSMOUTH City/Muni/Twp: PORTSMOUTH | | | | | | | | |
| 4 | .14Mi. | **155 CHAUTAUQUA AVE<br>PORTSMOUTH, VA 23707-1505** | 06/30/2026 | $210,000 | $87 | 2406 | 13/7/2 | 1900 | 5,227 SF | |

# ICE SiteX Report

**OrderID: 98761750**

APN: 0110-0040 Document #: 202607074
Document Type: Bargain and Sale Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 8 Subdivision: SUBDIVISION OF LOTS 302 303 PORT NORFOLK MapRef: MB 13 PG 97 Abbreviated Description: Lot:8 Subdivision:SUBDIVISION OF LOTS 302 303 PORT NORFOLK Map Ref:MB 13 PG 97City/Muni/Twp:PORTSMOUTH City/Muni/Twp: PORTSMOUTH

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 5 | .18Mi. | **219 BROAD ST**<br>**PORTSMOUTH, VA 23707-1601** | 09/08/2026 | $310,000 | $181 | 1712 | 4/3/2 | 1890 | 5,663 SF |

APN: 0138-0050 Document #: 202609876
Document Type: Bargain and Sale Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 567 Subdivision: PORT NORFOLK LAND COMPANYS PROPERTY MapRef: MB 2 PG 90&91 Abbreviated Description: Lot:567 Subdivision:PORT NORFOLK LAND COMPANYS PROPERTY Map Ref:MB 2 PG 90&91City/Muni/Twp:PORTSMOUTH City/Muni/Twp: PORTSMOUTH

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 6 | .18Mi. | **202 BROAD ST**<br>**PORTSMOUTH, VA 23707-1602** | 09/02/2026 | $350,000 | $169 | 2065 | 9/4/2 | 1895 | 11,326 SF |

APN: 0142-0790 Document #: 202609674
Document Type: Bargain and Sale Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 712&713 Subdivision: PORT NORFOLK LAND COMPANY MapRef: MB 2 PG 4 Abbreviated Description: Lot:712&713 Subdivision:PORT NORFOLK LAND COMPANY Map Ref:MB 2 PG 4City/Muni/Twp:PORTSMOUTH City/Muni/Twp: PORTSMOUTH

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 7 | .19Mi. | **229 MARYLAND AVE**<br>**PORTSMOUTH, VA 23707-1712** | 10/13/2026 | $335,000 | $188 | 1784 | 8/3/2 | 1918 | 5,663 SF |

APN: 0138-0330 Document #: 202611197
Document Type: Bargain and Sale Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 420 MapRef: MB 4 PG 70&71 Abbreviated Description: Lot:420 Map Ref:MB 4 PG 70&71City/Muni/Twp:PORTSMOUTH City/Muni/Twp: PORTSMOUTH

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 8 | .21Mi. | **231 CHAUTAUQUA AVE**<br>**PORTSMOUTH, VA 23707-1701** | 07/17/2026 | $120,000 | $142 | 845 | 5/2/1 | 1941 | 5,663 SF |

APN: 0112-0070 Document #: 202607825
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 312 Subdivision: PORT NORFOLK MapRef: MB 4 PG 70&71 Abbreviated Description: Lot:312 Subdivision:PORT NORFOLK Map Ref:MB 4 PG 70&71City/Muni/Twp:PORTSMOUTH City/Muni/Twp: PORTSMOUTH

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 9 | .23Mi. | **147 FLORIDA AVE**<br>**PORTSMOUTH, VA 23707-1522** | 10/02/2026 | $285,000 | $138 | 2061 | 8/3/1 | 1910 | 5,663 SF |

APN: 0182-0530 Document #: 202610856
Document Type: Bargain and Sale Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 981 Subdivision: PORT NORFOLK LAND COMPANY MapRef: MB 4 PG 70-71 Abbreviated Description: Lot:981 Subdivision:PORT NORFOLK LAND COMPANY Map Ref:MB 4 PG 70-71City/Muni/Twp:PORTSMOUTH City/Muni/Twp: PORTSMOUTH

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 10 | .23Mi. | **238 BROAD ST**<br>**PORTSMOUTH, VA 23707-1602** | 05/29/2026 | $160,000 | $76 | 2096 | 8//1 | 1910 | 5,663 SF |

APN: 0142-0730 Document #: 202605831
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 704 Subdivision: POINT NORFOLK MapRef: MB 2 PG 90&91 Abbreviated Description: Lot:704 Subdivision:POINT NORFOLK Map Ref:MB 2 PG 90&91City/Muni/Twp:PORTSMOUTH City/Muni/Twp: PORTSMOUTH

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 11 | .24Mi. | **254 MARYLAND AVE**<br>**PORTSMOUTH, VA 23707-1713** | 10/02/2026 | $337,400 | $156 | 2164 | 9/3/2 | 1910 | 8,276 SF |

APN: 0138-0140 Document #: 202610891
Document Type: Bargain and Sale Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 518 Subdivision: PORT NORFOLK LAND COMPANY MapRef: MB 4 PG 70 Abbreviated Description: Lot:518 Subdivision:PORT NORFOLK LAND COMPANY Map Ref:MB 4 PG 70City/Muni/Twp:PORTSMOUTH City/Muni/Twp: PORTSMOUTH

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 12 | .25Mi. | **250 BROAD ST**<br>**PORTSMOUTH, VA 23707-1602** | 06/24/2026 | $149,000 | $56 | 2656 | 10//2 | 1910 | 5,663 SF |

APN: 0142-0700 Document #: 202606850
Document Type: Bargain and Sale Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 701 Subdivision: PORT NORFOLK LAND COMPANY MapRef: MB 4 PG 70&71 Abbreviated Description: Lot:701 Subdivision:PORT NORFOLK LAND COMPANY Map Ref:MB 4 PG 70&71City/Muni/Twp:PORTSMOUTH City/Muni/Twp: PORTSMOUTH

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 13 | .3Mi. | **2919 ADRIATIC ST**<br>**PORTSMOUTH, VA 23707-1500** | 08/27/2026 | $130,000 | $95 | 1364 | 6//1 | 1910 | 5,227 SF |

APN: 0142-0020 Document #: 202609427
Document Type: Bargain and Sale Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: A Subdivision: NORFOLK PORTSMOUTH VIRGINIA MapRef: MB 17 PG 203 Abbreviated Description: Lot:A Subdivision:NORFOLK PORTSMOUTH VIRGINIA Map Ref:MB 17 PG 203City/Muni/Twp:PORTSMOUTH City/Muni/Twp: PORTSMOUTH

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 14 | .31Mi. | **222 FLORIDA AVE**<br>**PORTSMOUTH, VA 23707-1617** | 04/17/2026 | $204,000 | $213 | 958 | 4/2/1 | 1960 | 6,970 SF |

APN: 0142-0210 Document #: 202604159
Document Type: Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 1203 Subdivision: PORT NORFOLK LAND Abbreviated Description: Lot:1203 Subdivision:PORT NORFOLK LAND City/Muni/Twp:PORTSMOUTH City/Muni/Twp: PORTSMOUTH

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 15 | .33Mi. | **344 MARYLAND AVE**<br>**PORTSMOUTH, VA 23707-1715** | 09/25/2026 | $425,000 | $146 | 2920 | //4 | 1910 | 5,663 SF |

APN: 0136-0210 Document #: 202610493
Document Type: Bargain and Sale Deed Price Code: Q
Land Use: Quadruplex (4 units, any combination)
Legal: Lot: 507 Subdivision: PORT NORFOLK MapRef: MB 4 PG 70&71 Abbreviated Description: Lot:507 Subdivision:PORT NORFOLK Map Ref:MB 4 PG 70&71City/Muni/Twp:CHESAPEAKE City/Muni/Twp: CHESAPEAKE

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 16 | .33Mi. | **329 MARYLAND AVE**<br>**PORTSMOUTH, VA 23707-1714** | 09/21/2026 | $256,000 | $180 | 1422 | 5//2 | 1900 | 5,663 SF |

APN: 0136-0380 Document #: 202610336
Document Type: Bargain and Sale Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 437 Subdivision: PORT NORFOLK MapRef: MB 4 PG 70-71 Abbreviated Description: Lot:437 Subdivision:PORT NORFOLK Map Ref:MB 4 PG 70-71City/Muni/Twp:PORTSMOUTH City/Muni/Twp: PORTSMOUTH

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 17 | .36Mi. | **346 BROAD ST**<br>**PORTSMOUTH, VA 23707-1604** | 07/09/2026 | $250,000 | $34 | 7304 | // | 1941 | 13,939 SF |

APN: 0144-0760 Document #: 202607404
Document Type: Special Warranty Deed Price Code:
Land Use: Commercial/Office/Residential (mixed use)
Legal: Lot: 687-689 Subdivision: PORT NORFOLK MapRef: MB 4 PG 70&71 Abbreviated Description: Lot:687-689 Subdivision:PORT NORFOLK Map Ref:MB 4 PG 70&71City/Muni/Twp:PORTSMOUTH City/Muni/Twp: PORTSMOUTH

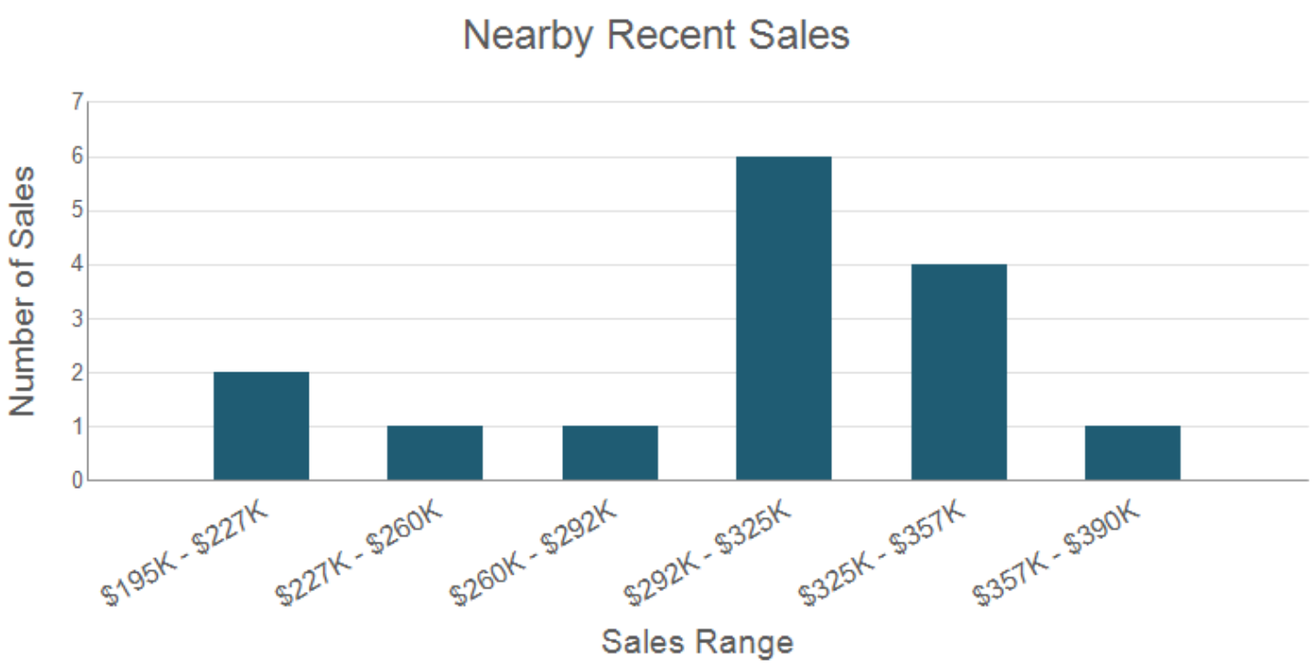
| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 18 | .38Mi. | **356 BROAD ST** | 07/30/2026 | $1,000,000 | $157 | 6388 | //10 | 1985 | 11,326 SF |

# ICE SiteX Report

**OrderID: 98761750**

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | **PORTSMOUTH, VA 23707-1642**<br>APN: 0144-0740 Document #: 202608417<br>Document Type: Bargain and Sale Deed Price Code: Q<br>Land Use: Apartments (generic)<br>Legal: Abbreviated Description: City/Muni/Twp:PORTSMOUTH City/Muni/Twp: PORTSMOUTH | | | | | | | |
| 19 | .38Mi. | **301 DOUGLAS AVE**<br>**PORTSMOUTH, VA 23707-1612** | 07/14/2026 | $275,000 | $173 | 1593 | 6/3/1 | 1940 | 5,663 SF |
| | | APN: 0144-0010 Document #: 202607663<br>Document Type: Bargain and Sale Deed Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 1256 Subdivision: PORT NORFOLK LAND COMPANY MapRef: MB 4 PG 70-71 Abbreviated Description: Lot:1256 Subdivision:PORT NORFOLK LAND COMPANY Map Ref:MB 4 PG 70-71City/Muni/Twp:PORTSMOUTH City/Muni/Twp: PORTSMOUTH | | | | | | | |
| 20 | .38Mi. | **357 CHAUTAUQUA AVE**<br>**PORTSMOUTH, VA 23707-1703** | 05/12/2026 | $345,000 | $154 | 2235 | 9/4/3 | 1900 | 5,663 SF |
| | | APN: 0114-0150 Document #: 202605177<br>Document Type: Bargain and Sale Deed Price Code: Q<br>Land Use: Single Family Residential<br>Legal: Lot: 2284 Subdivision: PORT NORFOLK MapRef: MB 4 PG 70&71 Abbreviated Description: Lot:2284 Subdivision:PORT NORFOLK Map Ref:MB 4 PG 70&71City/Muni/Twp:CHESAPEAKE City/Muni/Twp: CHESAPEAKE | | | | | | | |

## 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. | **2521 BAYVIEW BLVD** | **10/07/2020** | $253,170 | $253,170 | 1,759 | 6/2/2 | 1941 | 5,227 SF | |
| .01Mi. | **2517 BAYVIEW BLVD** | **12/04/2017** | $249,190 | $249,190 | 1,590 | 9//2 | 1918 | 5,227 SF | |
| .01Mi. | **2525 BAYVIEW BLVD** | | $228,420 | $228,420 | 1,502 | 6/3/2 | 1963 | 6,098 SF | |
| .02Mi. | **107 MARYLAND AVE** | | $295,220 | $295,220 | 2,428 | 11//2 | 1907 | 7,841 SF | |
| .03Mi. | **117 MARYLAND AVE** | | $210,290 | $210,290 | 1,540 | 7//2 | 1938 | 6,534 SF | |
| .03Mi. | **2601 BAYVIEW BLVD** | **05/21/2025** | $358,250 | $358,250 | 2,629 | 10/5/3 | 1915 | 12,197 SF | |
| .04Mi. | **108 CHAUTAUQUA AVE** | | $198,220 | $198,220 | 1,702 | 7/3/2 | 1900 | 4,792 SF | |
| .04Mi. | **123 MARYLAND AVE** | **02/13/2025** | $302,180 | $302,180 | 1,713 | 6/4/2 | 2008 | 6,534 SF | |
| .04Mi. | **114 CHAUTAUQUA AVE** | | $217,090 | $217,090 | 1,848 | 6/3/1 | 1910 | 8,276 SF | |
| .04Mi. | **108 MARYLAND AVE** | **08/26/2021** | $321,320 | $321,320 | 2,460 | 7/4/2 | 1908 | 6,534 SF | |
| .05Mi. | **127 MARYLAND AVE** | | $302,670 | $302,670 | 1,803 | 8//2 | 1907 | 5,663 SF | |
| .05Mi. | **2609 BAYVIEW BLVD** | **03/30/1995** | $221,140 | $221,140 | 1,680 | 6//1 | 1954 | 10,454 SF | |
| .05Mi. | **118 MARYLAND AVE** | | $246,690 | $246,690 | 2,064 | 8/4/2 | 1910 | 6,098 SF | |
| .05Mi. | **118 CHAUTAUQUA AVE** | | $219,320 | $219,320 | 1,732 | 8//2 | 1905 | 8,276 SF | |
| .05Mi. | **131 MARYLAND AVE** | **08/12/2022** | $202,550 | $202,550 | 1,485 | 5//1 | 1965 | 5,663 SF | |
| .06Mi. | **122 MARYLAND AVE** | **03/26/2026** | $263,870 | $263,870 | 1,893 | 9/3/2 | 1900 | 5,227 SF | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 39% | Households Occupied by Owners: | 51% |

# ICE SiteX Report

**OrderID: 98761750**

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 38.2 years old | Households: | 6,168 |
| Median Household Income: | $53,075 | Households w/Family: | 60% |
| Household Income Per Capita: | $32,804 | Households w/Family Married: | 25% |
| Most Common Education Level: | High School Graduate | Households w/Family Children: | 35% |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | Portsmouth City Public Schools | Students: | 12,905 |
| Number of Schools: | 23 | Rating: | D- |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 3.16Mi. | **Churchland Middle School**<br>Number of Students: 798<br>Student-Teacher Ratio: 14.78 | D- | Public | 7 - 8 |
| 1.20Mi. | **Mount Hermon Preschool Center**<br>Number of Students: 208<br>Student-Teacher Ratio: 10.4 | NA | Public | PK - PK |
| 1.11Mi. | **Waterview Elementary School**<br>Number of Students: 576<br>Student-Teacher Ratio: 15.16 | F | Public | KG - 6 |
| 2.77Mi. | **Churchland High School**<br>Number of Students: 1,453<br>Student-Teacher Ratio: 14.83<br>Advanced Placement: Yes | B | Public | 9 - 12 |

## Flood Report

The Subject Property of **2521 BAYVIEW BLVD, PORTSMOUTH, VA 23707-1503** is in **Zone X500** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

**AN AREA INUNDATED BY 0.2% ANNUAL CHANCE FLOODING; AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; OR AN AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOODING.**
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** | 129% | HIGHER |
| **BURGLARY** | 106% | SIMILAR |
| **MOTOR VEHICLE THEFT** | 138% | NOTABLY HIGHER |
| **FORCIBLE ROBBERY** | 90% | LOWER |
| **AGGRAVATED ASSAULT** | 136% | NOTABLY HIGHER |
| **FORCIBLE RAPE** | 98% | SIMILAR |
| **MURDER** | 130% | NOTABLY HIGHER |
| **OVERALL** | 135% | NOTABLY 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.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

**Disclaimer:** THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
**Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.**