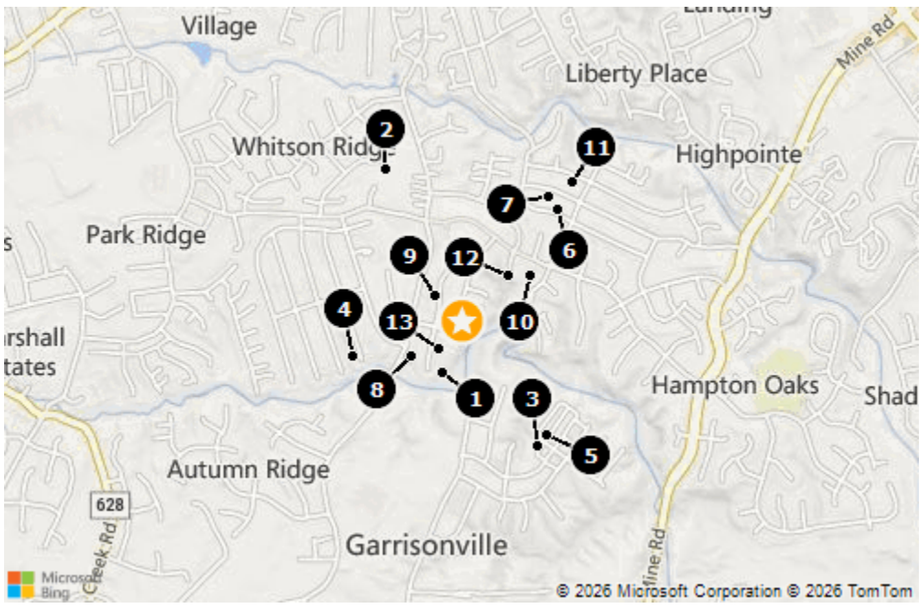
ICE SiteX Report

OrderID: 97528373

SiteX Property Information Report



Subject Property Location

27 NEVILLE CT, STAFFORD, VA 22554-8811

County:	**STAFFORD VA**	Census Tract:	511790102.122012
Property Use:	Single Family Residential	Zoning:	R1- SUBURB RES
Parcel Number:	20P-15-641	Thomas Bros Pg-Grid:	

Valuation

Value:	**$763,000**	FSD:	10	Common Confidence Score:	66
Value Range:	$686,700 - $839,300	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$155,000	Market Land Value:	$155,000	Tax Year:	2025
Assd Improvement:	$528,500	Market Improvment Value:	$528,500	Total Taxable Value:	$6,712
Total Assessed Value:	$683,500	Total Assessor Market Value:	$683,500	Delinquent Year:	
				Tax Account ID:	8866
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 02

Abbreviated Description:	LOT 641 SEC 15 18208 SQFT HAMPTON OAKS
City/Muni/Twp:	ROCKHILL

Property Characteristics

Lot Size:	18,208 SF	Bedrooms:	5	Pool:	
Building Area:	3860 SF	Baths:	4	Fireplace:	Yes
Year Built:	1999	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	7	Ext Walls:	4
Number of Units:		Garage Type:	Attached	Heating:	Gas
Number of Stories:	2+B	Number of Cars:	2	A/C:	Central
Style:	Traditional	Basement:	Full	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/25/2024	Sales Price:	$618,640
Document #:	240008810 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	03/12/2024	Loan Amount:	N/A
Document #:	240002600 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	10/01/2052	Type Finance:	FIX
Legal Description:			

Lot: 641 Section: 15 Subdivision: HAMPTON OAKS

Prior Transfer

Recording Date:	09/26/2022	Sales Price:	$535,021
Document #:	220019159 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	09/08/2022	Loan Amount:	N/A
Document #:	220018207 BK-PG -	Loan Type:	Stand Alone Refi
TD Due Date:	10/01/2052	Type Finance:	FIX

ICE SiteX Report

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Legal Description:
Lot: 641 Section: 15 Subdivision: HAMPTON OAKS

Prior Transfer

Recording Date:	10/28/2021	Sales Price:	$518,925
Document #:	210036107 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/24/2021	Sales Price:	$625,000
Document #:	210021686 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 02
Abbreviated Description: LOT 641 SEC 15 18208 SQFT HAMPTON OAKS
City/Muni/Twp: ROCKHILL

Prior Transfer

Recording Date:	06/24/2021	Sales Price:	$625,000
Document #:	210021686 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/18/2021		
Document Type:			

Legal Description:
Lot: 641 Section: 15 Subdivision: HAMPTON OAKS

Prior Transfer

Recording Date:	07/09/2020	Sales Price:	$529,900
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/09/2020	Sales Price:	$529,900
Document #:	200015984 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	07/06/2020		
Document Type:			

Legal Description:
Lot: 641 Section: 15 Subdivision: HAMPTON OAKS

Mortgage Record

Recording Date:	07/31/2009	Loan Amount:	N/A
Document #:	BK-PG 900-13127	Loan Type:	New Conventional
TD Due Date:	08/01/2039	Type Finance:	FIX

Legal Description:

Prior Transfer

Recording Date:	06/12/2008	Sales Price:	$520,000
Document #:	BK-PG 8000-10746	Type of Sale:	Full Amount on Deed
Contract Date:	06/09/2008		
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/20/2008	Loan Amount:	N/A
Document #:	BK-PG 800-9142	Loan Type:	New Conventional
TD Due Date:		Type Finance:	FIX

Legal Description:

Mortgage Record

Recording Date:	11/01/2005	Loan Amount:	N/A
Document #:	BK-PG 500-43850	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:

Prior Transfer

Recording Date:	01/07/2000	Sales Price:	$280,000
Document #:	BK-PG 20000-318	Type of Sale:	Full Amount on Deed
Contract Date:	01/06/2000		
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$7,709,615	Median # of Bedrooms	4
Median Lot Size	13,016 SF	Median # of Baths	3
Median Living Area	2,419 SF	Median Year Built	1994
Price Range - 2 Yrs	$380,000 to $763,000	Age Range	1 years to 37 years
Median Value	$595,000	Median Age	32 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.14Mi.	**53 CHRISTOPHER WAY STAFFORD, VA 22554-7810**	04/28/2026	$763,000	$189	4030	6/4/4	1992	23,867 SF	

APN: 20S-23-217 Document #: 260005838
Document Type: Price Code: D

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Land Use: Single Family Residential
Legal: Lot: 217 Subdivision: PARK RIDGE SECTION 23 THE MANORS OF PARK RIDGE PHA MapRef: MB 17 PG 262-264 Abbreviated Description: Lot:217 Subdivision:PARK RIDGE SECTION 23 THE MANORS OF PARK RIDGE PHA Map Ref:MB 17 PG 262-264City/Muni/Twp:ROCK HILL MAGISTERIAL City/Muni/Twp: ROCK HILL MAGISTERIAL

2	.42Mi.	**38 WOODS EDGE CT** **STAFFORD, VA 22554-7820**	03/17/2026	$537,000	$276	1944	6/4/2	1991	19,454 SF

APN: 20W-23 Document #: 260003550
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 23 Subdivision: HUNTER TRAIL AT STAFFORD MapRef: MB 20 PG 184-186 Abbreviated Description: Lot:23 Subdivision:HUNTER TRAIL AT STAFFORD Map Ref:MB 20 PG 184-186

3	.36Mi.	**210 VIOLET WAY** **STAFFORD, VA 22554-**	03/17/2026	$399,990	$168	2367	6/3/2	2025	50,791 SF

APN: 29G-12P-A Document #: 260003595
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: CASCADE CROSSING AT EMBREY MILL CONDOMINIUM Phase No: 14 Legal Unit: 3 MapRef: DOC 260000524 Abbreviated Description: Subdivision:CASCADE CROSSING AT EMBREY MILL CONDOMINIUM Phase No:14 Legal Unit:3 Map Ref:DOC 260000524

4	.29Mi.	**38 CHARLESTON CT** **STAFFORD, VA 22554-7800**	03/09/2026	$605,000	$278	2174	6/4/3	1992	12,001 SF

APN: 20S-26-161 Document #: 260003171
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 161 Section: 26 Subdivision: PARK RIDGE Phase No: 2 MapRef: MB 18 PG 89-91 Abbreviated Description: Lot:161 Section:26 Subdivision:PARK RIDGE Phase No:2 Map Ref:MB 18 PG 89-91

5	.34Mi.	**80 VALERIAN LOOP** **STAFFORD, VA 22554-**	02/27/2026	$380,000	$160	2367	5/3/2	2025	32,147 SF

APN: 29G-12H-A Document #: 260002762
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: CASCADE CROSSING AT EMBREY MILL CONDOMINIUM Phase No: 14 Legal Unit: 7 MapRef: DOC 260000524 Abbreviated Description: Subdivision:CASCADE CROSSING AT EMBREY MILL CONDOMINIUM Phase No:14 Legal Unit:7 Map Ref:DOC 260000524

6	.37Mi.	**30 LARKWOOD CT** **STAFFORD, VA 22554-1585**	02/02/2026	$592,000	$246	2404	5/3/2	1989	10,001 SF

APN: 20L-127 Document #: 260001404
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 127 Section: 5 Subdivision: SETTLERS LANDING SUBDIVISION MapRef: MB 15 PG 280-291 Abbreviated Description: Lot:127 Section:5 Subdivision:SETTLERS LANDING SUBDIVISION Map Ref:MB 15 PG 280-291

7	.39Mi.	**59 SETTLERS WAY** **STAFFORD, VA 22554-7605**	01/16/2026	$572,625	$236	2419	6/4/2	1989	11,238 SF

APN: 20L-155 Document #: 260000710
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 155 Section: 5 Subdivision: SETTLERS LANDING SUBDIVISION MapRef: MB 15 PG 280-291 Abbreviated Description: Lot:155 Section:5 Subdivision:SETTLERS LANDING SUBDIVISION Map Ref:MB 15 PG 280-291City/Muni/Twp:ROCK HILL MAGISTERIAL City/Muni/Twp: ROCK HILL MAGISTERIAL

8	.16Mi.	**365 EUSTACE RD** **STAFFORD, VA 22554-3723**	01/14/2026	$700,000	$214	3270	7/5/3	1994	13,103 SF

APN: 20S-23-203 Document #: 260000526
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 203 Subdivision: PARK RIDGE SECTION 23 THE MANORS OF PARK RIDGE PHA MapRef: MB 20 PG 137-140 Abbreviated Description: Lot:203 Subdivision:PARK RIDGE SECTION 23 THE MANORS OF PARK RIDGE PHA Map Ref:MB 20 PG 137-140City/Muni/Twp:HARTWOOD City/Muni/Twp: HARTWOOD

9	.1Mi.	**30 CHRISTOPHER WAY** **STAFFORD, VA 22554-7811**	11/18/2025	$595,000	$227	2611	6/4/3	2000	9,923 SF

APN: 20P-15-658 Document #: 250015466
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 658 Section: 15 Subdivision: HAMPTON OAKS MapRef: MB 33 PG 128-131 Abbreviated Description: Lot:658 Section:15 Subdivision:HAMPTON OAKS Map Ref:MB 33 PG 128-131

10	.21Mi.	**11 THAMES CT** **STAFFORD, VA 22554-8808**	11/05/2025	$625,000	$208	2992	6/4/3	2001	14,989 SF

APN: 20P-13A-617 Document #: 250014813
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 617 Section: 13A Subdivision: HAMPTON OAKS MapRef: DOC 20200 Abbreviated Description: Lot:617 Section:13A Subdivision:HAMPTON OAKS Map Ref:DOC 20200

11	.45Mi.	**39 LAWHORN RD** **STAFFORD, VA 22554-7617**	09/08/2025	$515,000	$313	1644	6/4/2	1996	10,363 SF

APN: 20L-203 Document #: 250011664
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 203 Section: 4 Subdivision: SETTLERS LANDING MapRef: MB 15 PG 280 Abbreviated Description: Lot:203 Section:4 Subdivision:SETTLERS LANDING Map Ref:MB 15 PG 280

12	.16Mi.	**8 THAMES CT** **STAFFORD, VA 22554-8808**	06/30/2025	$690,000	$235	2925	6/4/3	2001	13,016 SF

APN: 20P-13A-619 Document #: 250008267
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 619 Section: 13-A Subdivision: HAMPTON OAKS MapRef: DOC 20200 Abbreviated Description: Lot:619 Section:13-A Subdivision:HAMPTON OAKS Map Ref:DOC 20200

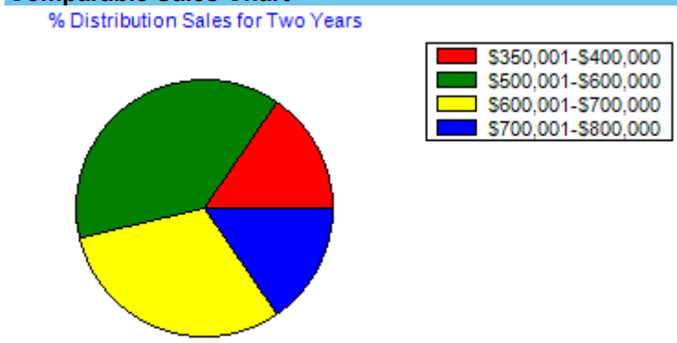
13	.09Mi.	**47 CHRISTOPHER WAY** **STAFFORD, VA 22554-7810**	06/26/2025	$735,000	$209	3508	7/5/3	1992	12,001 SF

APN: 20S-23-220 Document #: 250008102
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 220 Subdivision: PARK RIDGE SECTION TWENTY THREE 23 THE MANORS OF P MapRef: MB 17 PG 262-26 Abbreviated Description: Lot:220 Subdivision:PARK RIDGE SECTION TWENTY THREE 23 THE MANORS OF P Map Ref:MB 17 PG 262-26

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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.	**27 NEVILLE CT**	**06/24/2021**	$683,500	$683,500	3,860	7/5/4	1999	18,208 SF	
.02Mi.	**25 NEVILLE CT**	**06/08/2021**	$548,400	$548,400	2,488	6/4/3	1999	15,812 SF	
.03Mi.	**9 QUEENS MILL CT**	**02/01/1997**	$450,100	$450,100	2,314	6/4/2	1997	13,774 SF	
.03Mi.	**26 NEVILLE CT**	**08/04/2020**	$494,500	$494,500	2,364	6/4/3	2000	13,530 SF	
.03Mi.	**11 QUEENS MILL CT**	**11/12/2013**	$534,000	$534,000	3,240	6/4/2	1994	15,211 SF	
.03Mi.	**7 QUEENS MILL CT**	**09/01/1998**	$517,500	$517,500	3,030	6/4/2	1996	13,730 SF	
.04Mi.	**23 NEVILLE CT**	**10/01/1999**	$543,000	$543,000	2,651	6/4/3	1999	12,920 SF	
.04Mi.	**24 NEVILLE CT**	**04/04/2023**	$517,800	$517,800	2,618	6/4/3	1999	12,175 SF	
.05Mi.	**33 CHRISTOPHER WAY**	**11/30/2021**	$453,600	$453,600	2,114	6/4/2	2000	13,660 SF	
.05Mi.	**41 CHRISTOPHER WAY**	**07/01/1997**	$467,900	$467,900	2,036	6/4/2	1997	14,397 SF	
.05Mi.	**13 QUEENS MILL CT**	**01/11/2024**	$580,200	$580,200	3,256	6/4/2	1994	1 SF	
.05Mi.	**22 NEVILLE CT**	**07/26/2005**	$427,900	$427,900	2,100	6/4/2	1999	11,265 SF	
.06Mi.	**17 NEVILLE CT**	**04/01/2016**	$542,400	$542,400	2,718	6/4/3	2000	9,239 SF	
.06Mi.	**31 CHRISTOPHER WAY**	**03/01/2001**	$451,600	$451,600	2,436	6/4/2	2001	9,853 SF	
.06Mi.	**21 NEVILLE CT**	**04/23/2021**	$516,700	$516,700	2,436	6/4/2	1999	19,397 SF	
.06Mi.	**19 NEVILLE CT**	**07/01/2011**	$531,000	$531,000	3,168	6/4/2	1999	21,449 SF	

Rent vs. Own

Households Occupied by Renters:	19%	Households Occupied by Owners:	77%

Demographics & Income

Median Age:	36.0 years old	Households:	20,829
Median Household Income:	$139,192	Households w/Family:	78%
Household Income Per Capita:	$50,239	Households w/Family Married:	65%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	48%

School District

School District Zone:	Stafford County Public Schools	Students:	31,812
Number of Schools:	34	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.24Mi.	**North Stafford High School** Number of Students: 1,982 Student-Teacher Ratio: 12.23 Advanced Placement: Yes	B-	Public	9 - 12
1.59Mi.	**Winding Creek Elementary School** Number of Students: 840 Student-Teacher Ratio: 15.56	A-	Public	KG - 5
0.51Mi.	**H.H. Poole Middle School** Number of Students: 995 Student-Teacher Ratio: 14.85	C	Public	6 - 8

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	96%	SIMILAR
BURGLARY	82%	LOWER
MOTOR VEHICLE THEFT	97%	SIMILAR
FORCIBLE ROBBERY	95%	SIMILAR
AGGRAVATED ASSAULT	69%	NOTABLY LOWER
FORCIBLE RAPE	81%	LOWER
MURDER	81%	LOWER
OVERALL	74%	NOTABLY 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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