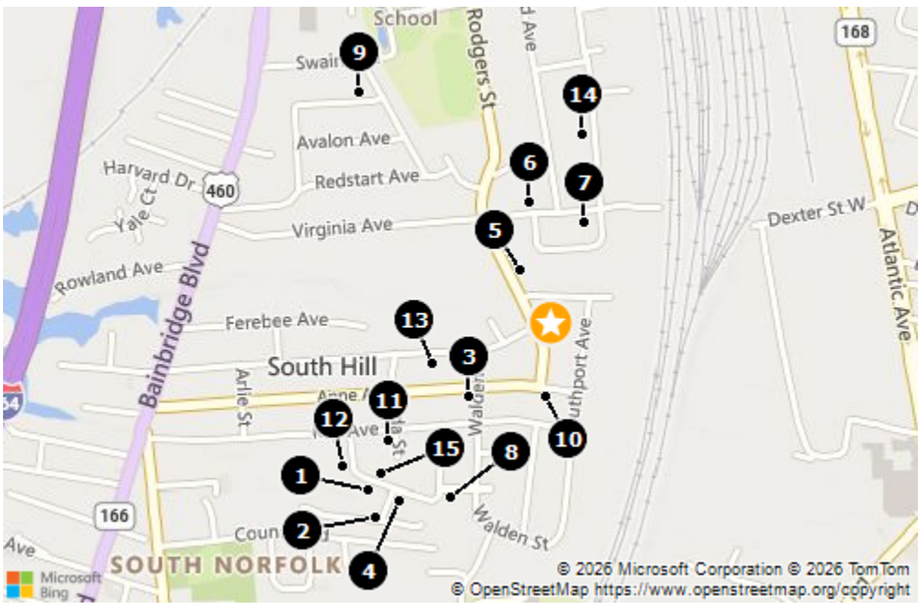
ICE SiteX Report

OrderID: 98722602

SiteX Property Information Report



Subject Property Location

2809 RODGERS ST, CHESAPEAKE, VA 23324-1739

County:	**CHESAPEAKE CITY VA**	Census Tract:	515500206.002005
Property Use:	Single Family Residential	Zoning:	R8S: RESIDENTIAL
Parcel Number:	1460000001230	Thomas Bros Pg-Grid:	

Valuation

Value:	**$302,000**	FSD:	11	Common Confidence Score:	63
Value Range:	$268,780 - $335,220	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$115,000	Market Land Value:	$115,000	Tax Year:	2019
Assd Improvement:	$170,000	Market Improvment Value:	$170,000	Total Taxable Value:	$1,889
Total Assessed Value:	$285,000	Total Assessor Market Value:	$285,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 31 Subdivision: CATALINA HEIGHTS Map Ref: MB 1 PG 89

Abbreviated Description:	28 SEC 1 CATALINA HGTS
City/Muni/Twp:	SOUTH NORFOLK - TIF

Property Characteristics

Lot Size:	11,935 SF	Bedrooms:	3	Pool:	
Building Area:	1318 SF	Baths:	2	Fireplace:	
Year Built:	1964	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Siding (alum/vinyl)
Number of Units:	1	Garage Type:	Detached	Heating:	Forced Air
Number of Stories:	1	Number of Cars:	2	A/C:	Yes
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:	Other	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	03/06/2025	Loan Amount:	N/A
Document #:	250004448 BK-PG 10831-1329	Loan Type:	Stand Alone Second
TD Due Date:	11/01/2045	Type Finance:	FIX

Legal Description:
Lot: 28 Subdivision: 1

Mortgage Record

Recording Date:	02/08/2024	Loan Amount:	N/A
Document #:	240002435 BK-PG 10725-132	Loan Type:	Stand Alone Second
TD Due Date:	11/01/2045	Type Finance:	FIX

Legal Description:
Lot: 28 Section: 1 Subdivision: CATALINA HEIGHTS

Prior Transfer

Recording Date:	10/11/2023	Sales Price:	$187,007
Document #:	230021281 BK-PG 10248-0346	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/19/2022	Loan Amount:	N/A
Document #:	220031945 BK-PG 10610-1952	Loan Type:	Stand Alone Second

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TD Due Date:	11/01/2045	Type Finance:	FIX

Legal Description:
Lot: 28 Section: 1 Subdivision: CATALINA HEIGHTS

Prior Transfer

Recording Date:	11/02/2020	Sales Price:	$211,000
Document #:	200040667 BK-PG 10248-342	Type of Sale:	Full Amount on Deed
Contract Date:	10/28/2020		
Document Type:			

Legal Description:
Lot: 28 Section: 1 Subdivision: CATALINA HEIGHTS

Prior Transfer

Recording Date:	11/02/2020	Sales Price:	$211,000
Document #:	BK-PG 10248 -342	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 31 Subdivision: CATALINA HEIGHTS Map Ref: MB 1 PG 89
Abbreviated Description: 28 SEC 1 CATALINA HGTS
City/Muni/Twp: SOUTH NORFOLK - TIF

Prior Transfer

Recording Date:	03/12/2019	Sales Price:	$27,000
Document #:	190005503 BK-PG 07773-624	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/20/2012	Loan Amount:	N/A
Document #:	BK-PG 8919-339	Loan Type:	New Conventional
TD Due Date:	01/01/2043	Type Finance:	FIX

Legal Description:

Mortgage Record

Recording Date:	04/14/2009	Loan Amount:	N/A
Document #:	BK-PG 7773-624	Loan Type:	New Conventional
TD Due Date:	05/05/2019	Type Finance:	FIX

Legal Description:

Mortgage Record

Recording Date:	05/21/2008	Loan Amount:	N/A
Document #:	BK-PG 7494-220	Loan Type:	New Conventional
TD Due Date:	06/01/2028	Type Finance:	FIX

Legal Description:

Area Sales Analysis

Total Area Sales	$4,755,250	Median # of Bedrooms	3
Median Lot Size	6,882 SF	Median # of Baths	2
Median Living Area	1,354 SF	Median Year Built	1960
Price Range - 2 Yrs	$200,000 to $435,000	Age Range	24 years to 76 years
Median Value	$300,000	Median Age	66 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.32Mi.	**3114 JOSEPH AVE** **CHESAPEAKE, VA 23324-1722**	10/14/2026	$285,000	$296	960	5/3/1	1960	5,968 SF	
		APN: 1530000000620 Document #: 260026155 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Block: E Section: 3 Subdivision: EDGEWOOD MANOR MapRef: MB 1 PG 64 Abbreviated Description: Lot:8 Block:E Section:3 Subdivision:EDGEWOOD MANOR Map Ref:MB 1 PG 64City/Muni/Twp:CHESAPEAKE City/Muni/Twp: CHESAPEAKE								
2	.33Mi.	**1232 BELL TOWER ARCH** **CHESAPEAKE, VA 23324-3174**	09/25/2026	$435,000	$192	2258	7/4/2	2002	10,454 SF	
		APN: 1530001000130 Document #: 260024785 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Subdivision: VARSITY ESTATES SOUTH NORFOLK BOROUGH CHESAPEAKE MapRef: MB 143 PG 5-5A&B Abbreviated Description: Lot:13 Subdivision:VARSITY ESTATES SOUTH NORFOLK BOROUGH CHESAPEAKE Map Ref:MB 143 PG 5-5A&BCity/Muni/Twp:CHESAPEAKE City/Muni/Twp: CHESAPEAKE								
3	.14Mi.	**3000 WALDEN ST** **CHESAPEAKE, VA 23324-1756**	08/19/2026	$200,000	$170	1176	6/2/1	1960	6,447 SF	V
		APN: 1530000001930 Document #: 260021616 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 41 Subdivision: CATALINA HEIGHTS SECTION ONE MapRef: MB 1 PG 89 Abbreviated Description: Lot:41 Subdivision:CATALINA HEIGHTS SECTION ONE Map Ref:MB 1 PG 89City/Muni/Twp:CHESAPEAKE City/Muni/Twp: CHESAPEAKE								
4	.3Mi.	**3120 JOSEPH AVE** **CHESAPEAKE, VA 23324-1700**	07/09/2026	$280,000	$221	1264	5/3/1	1960	5,445 SF	
		APN: 1530000000590 Document #: 260017634 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: F Subdivision: FINAL SUBDIVISION OF SECTION 3 EDGEWOOD MAN MapRef: MB 1 PG 64 Abbreviated Description: Lot:1 Block:F Subdivision:FINAL SUBDIVISION OF SECTION 3 EDGEWOOD MAN Map Ref:MB 1 PG 64City/Muni/Twp:CHESAPEAKE City/Muni/Twp: CHESAPEAKE								
5	.09Mi.	**2731 RODGERS ST** **CHESAPEAKE, VA 23324-1813**	05/01/2026	$330,000	$195	1686	7/3/2	1960	11,238 SF	
		APN: 1460000001540 Document #: 260010963 Document Type: Price Code: D Land Use: Single Family Residential								

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Legal: Subdivision: PART OF RICHARDSON PROPERTY SOUTH NORFOLK Abbreviated Description: Subdivision:PART OF RICHARDSON PROPERTY SOUTH NORFOLK City/Muni/Twp:CHESAPEAKE City/Muni/Twp: CHESAPEAKE

6	.16Mi.	**1305 VIRGINIA AVE** **CHESAPEAKE, VA 23324-1863**	04/21/2026	$386,250	$254	1520	7/3/2	1962	10,367 SF

APN: 1460000001860 Document #: 260010024
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 243 Subdivision: SUBDIVISION OF ARDMORE SECTION THREE SOUTH NORFOLK MapRef: MB 1 PG 95 Abbreviated Description: Lot:243 Subdivision:SUBDIVISION OF ARDMORE SECTION THREE SOUTH NORFOLK Map Ref:MB 1 PG 95City/Muni/Twp:CHESAPEAKE City/Muni/Twp: CHESAPEAKE

7	.14Mi.	**1312 VIRGINIA AVE** **CHESAPEAKE, VA 23324-1852**	04/21/2026	$237,000	$271	874	5/3/1	1962	6,490 SF

APN: 1460000001770 Document #: 260009944
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 226 Subdivision: SUBDIVISION OF ARDMORE SECTION FOUR SOUTH NOR MapRef: MB 1 PG 96 Abbreviated Description: Lot:226 Subdivision:SUBDIVISION OF ARDMORE SECTION FOUR SOUTH NOR Map Ref:MB 1 PG 96City/Muni/Twp:CHESAPEAKE City/Muni/Twp: CHESAPEAKE

8	.26Mi.	**3134 JOSEPH AVE** **CHESAPEAKE, VA 23324-1700**	02/25/2026	$300,000	$221	1354	6/3/2	1960	7,100 SF

APN: 1530000000520 Document #: 260004623
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8 Subdivision: EDGEWOCD MANOR MapRef: MB 1 PG 64 Abbreviated Description: Lot:8 Subdivision:EDGEWOCD MANOR Map Ref:MB 1 PG 64City/Muni/Twp:CHESAPEAKE City/Muni/Twp: CHESAPEAKE

9	.39Mi.	**929 KINGLET AVE** **CHESAPEAKE, VA 23324-1833**	02/17/2026	$285,000	$308	924	5/3/1	1955	7,100 SF

APN: 1450000002690 Document #: 260003867
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 33 Subdivision: REVISED SUBDIVISION OF AVALON PARK MapRef: MB 1 PG 2 Abbreviated Description: Lot:33 Subdivision:REVISED SUBDIVISION OF AVALON PARK Map Ref:MB 1 PG 2City/Muni/Twp:CHESAPEAKE City/Muni/Twp: CHESAPEAKE

10	.1Mi.	**1420 ANNE AVE** **CHESAPEAKE, VA 23324-1708**	02/13/2026	$310,000	$258	1200	6/4/1	1960	6,882 SF

APN: 1530000001990 Document #: 260003585
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 39 Subdivision: SECTION 1 CATALINA HEIGHTS MapRef: MB 1 PG 89 Abbreviated Description: Lot:39 Subdivision:SECTION 1 CATALINA HEIGHTS Map Ref:MB 1 PG 89City/Muni/Twp:CHESAPEAKE City/Muni/Twp: CHESAPEAKE

11	.26Mi.	**1234 KAY AVE** **CHESAPEAKE, VA 23324-1757**	01/23/2026	$300,000	$167	1794	5/3/2	1956	8,189 SF

APN: 1530000000630 Document #: 260001888
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: FINAL SUBDIVISION OF SECTION 3 EDGEWOOD MANOR SO MapRef: MB 1 PG 64 Abbreviated Description: Lot:1 Subdivision:FINAL SUBDIVISION OF SECTION 3 EDGEWOOD MANOR SO Map Ref:MB 1 PG 64City/Muni/Twp:CHESAPEAKE City/Muni/Twp: CHESAPEAKE

12	.33Mi.	**3106 JOSEPH AVE** **CHESAPEAKE, VA 23324-1722**	01/21/2026	$292,000	$262	1112	7/2/2	1950	6,011 SF

APN: 1520000004440 Document #: 260001708
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 4 Block: E Subdivision: FINAL SUBDIVISION OD SECTION3 EDGEWOOD MANOR Abbreviated Description: Lot:4 Block:E Subdivision:FINAL SUBDIVISION OD SECTION3 EDGEWOOD MANOR City/Muni/Twp:CHESAPEAKE City/Muni/Twp: CHESAPEAKE

13	.17Mi.	**1306 EDGEWOOD AVE** **CHESAPEAKE, VA 23324-1713**	01/15/2026	$385,000	$221	1742	7/4/2	1960	6,186 SF

APN: 1460000000920 Document #: 260001229
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 4 Block: B Subdivision: SUBDIVISION OF EDGEWOOD MANOR SECTION 4 MapRef: MB 2 PG 5 Abbreviated Description: Lot:4 Block:B Subdivision:SUBDIVISION OF EDGEWOOD MANOR SECTION 4 Map Ref:MB 2 PG 5City/Muni/Twp:CHESAPEAKE City/Muni/Twp: CHESAPEAKE

14	.25Mi.	**2512 CHESAPEAKE AVE** **CHESAPEAKE, VA 23324-1932**	12/23/2025	$355,000	$222	1592	7/3/2	1961	8,886 SF

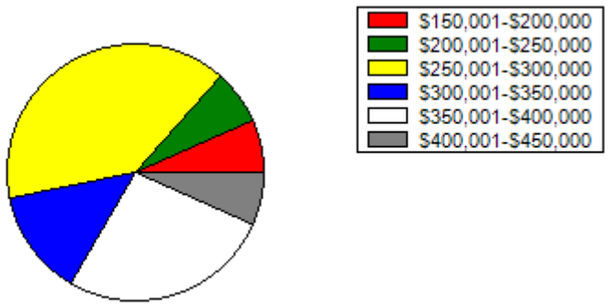
APN: 1460000002510 Document #: 250030120
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 209 Subdivision: SECTION 3 ARDMORE SUBDIVISION MapRef: MB 1 PG 95 Abbreviated Description: Lot:209 Subdivision:SECTION 3 ARDMORE SUBDIVISION Map Ref:MB 1 PG 95City/Muni/Twp:CHESAPEAKE City/Muni/Twp: CHESAPEAKE

15	.29Mi.	**3111 JOSEPH AVE** **CHESAPEAKE, VA 23324-1721**	12/16/2025	$375,000	$220	1700	7/3/3	1956	5,968 SF

APN: 1530000000700 Document #: 250029258
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8 Block: H Subdivision: EDGEWOOD MANOR MapRef: MB 1 PG 64 Abbreviated Description: Lot:8 Block:H Subdivision:EDGEWOOD MANOR Map Ref:MB 1 PG 64City/Muni/Twp:CHESAPEAKE City/Muni/Twp: CHESAPEAKE

Comparable Sales Chart

% Distribution Sales for Two Years



ICE SiteX Report

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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.	**2809 RODGERS ST**	**11/02/2020**	$285,000	$285,000	1,318	5/3/2	1964	11,935 SF	
.01Mi.	**2805 RODGERS ST**	**07/11/2025**	$349,800	$349,800	1,842	8/3/2	1965	10,193 SF	
.01Mi.	**2901 RODGERS ST**	**08/02/2021**	$234,000	$234,000	928	5/3/1	1965	13,634 SF	
.03Mi.	**2801 RODGERS ST**	**01/28/2016**	$328,900	$328,900	1,824	6/4/2	1965	10,193 SF	
.03Mi.	**2905 RODGERS ST**	**07/07/2017**	$330,000	$330,000	1,864	7/3/2	1965	10,672 SF	
.03Mi.	**2802 SOUTHPORT AVE**	**05/05/2025**	$295,300	$295,300	1,214	7/4/2	1960	7,884 SF	
.03Mi.	**2804 SOUTHPORT AVE**	**11/16/2021**	$258,400	$258,400	952	6/4/1	1960	6,490 SF	
.03Mi.	**2900 RODGERS ST**	**11/10/2014**	$268,800	$268,800	1,360	7/3/1	1960	8,625 SF	
.04Mi.	**2800 SOUTHPORT AVE**	**07/05/2006**	$275,000	$275,000	1,236	6/3/2	1965	11,587 SF	
.04Mi.	**2806 SOUTHPORT AVE**	**06/13/2025**	$329,700	$329,700	1,748	5/3/2	1960	6,490 SF	
.04Mi.	**2804 RODGERS ST**	**07/19/2011**	$227,500	$227,500	960	5/3/1	1960	11,238 SF	
.04Mi.	**2904 RODGERS ST**	**08/12/2004**	$281,600	$281,600	1,577	10/3/1	1959	8,320 SF	
.04Mi.	**2909 RODGERS ST**	**04/25/2022**	$285,200	$285,200	1,486	6/3/1	1959	10,454 SF	
.05Mi.	**2808 SOUTHPORT AVE**	**12/07/2022**	$367,600	$367,600	1,632	5/4/2	1960	6,490 SF	
.05Mi.	**1412 EDGEWOOD AVE**	**11/30/2022**	$393,600	$393,600	2,040	10/4/2	1960	8,668 SF	
.05Mi.	**2800 RODGERS ST**	**12/17/2024**	$313,800	$313,800	1,200	5/3/2	1960	11,151 SF	

Rent vs. Own

Households Occupied by Renters:	39%	Households Occupied by Owners:	55%

Demographics & Income

Median Age:	35.2 years old	Households:	9,062
Median Household Income:	$63,402	Households w/Family:	68%
Household Income Per Capita:	$30,753	Households w/Family Married:	37%
Most Common Education Level:	High School Graduate	Households w/Family Children:	37%

School District

School District Zone:	Chesapeake City Public Schools	Students:	40,607
Number of Schools:	48	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.40Mi.	**Portlock Primary School** Number of Students: 518 Student-Teacher Ratio: 12.51	NA	Public	PK - 2
0.71Mi.	**George W. Carver Intermediate School** Number of Students: 535 Student-Teacher Ratio: 13.81	D-	Public	3 - 5
0.51Mi.	**Oscar Smith Middle School** Number of Students: 967 Student-Teacher Ratio: 10.3	D	Public	6 - 8
3.84Mi.	**Oscar Smith High School** Number of Students: 2,264 Student-Teacher Ratio: 12.72 Advanced Placement: Yes	C+	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	130%	NOTABLY HIGHER
BURGLARY	136%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	129%	HIGHER
FORCIBLE ROBBERY	106%	SIMILAR
AGGRAVATED ASSAULT	146%	NOTABLY HIGHER
FORCIBLE RAPE	128%	HIGHER
MURDER	116%	HIGHER
OVERALL	146%	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.
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ICE SiteX Report

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