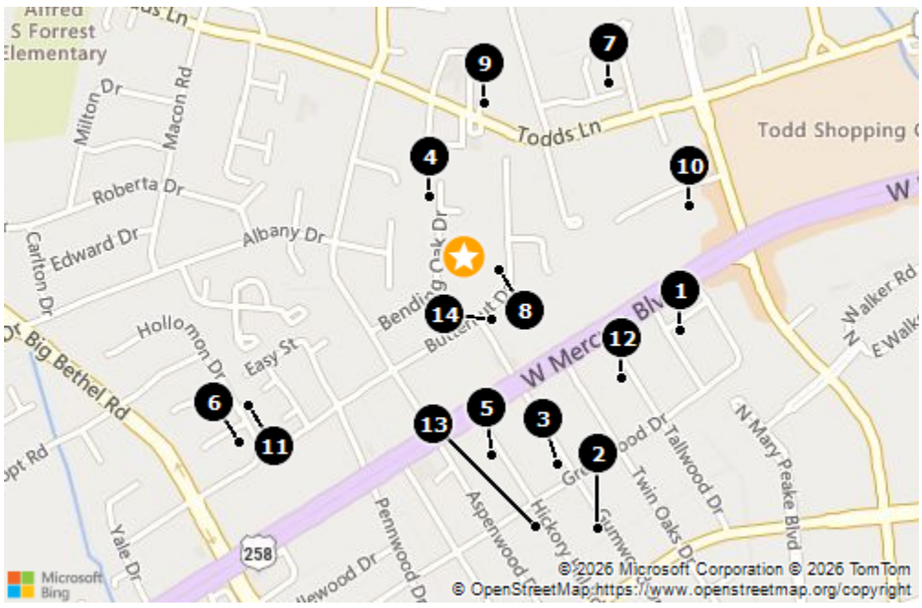
# ICE SiteX Report

**OrderID: 98677964**

## SiteX Property Information Report




## Subject Property Location

### 2813 BENDING OAK DR, HAMPTON, VA 23666-3001

| | | | |
|---|---|---|---|
| County: | **HAMPTON CITY VA** | Census Tract: | 516500103.101001 |
| Property Use: | Single Family Residential | Zoning: | 6 R-11 ONE FAMILY RESIDEN |
| Parcel Number: | 03E015 08 C 004 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$290,000** | FSD: | 17 | Common Confidence Score: | 43 |
| Value Range: | $240,700 - $339,300 | ICE Confidence Score: | 83 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2026 | Market Value Year: | 2026 | Tax Rate Code Area: | |
| Assd Land Value: | $65,000 | Market Land Value: | $65,000 | Tax Year: | 2025 |
| Assd Improvement: | $208,700 | Market Improvment Value: | $208,700 | Total Taxable Value: | $3,110 |
| Total Assessed Value: | $273,700 | Total Assessor Market Value: | $273,700 | Delinquent Year: | |
| | | | | Tax Account ID: | 3001333 |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | |

## Assessment Legal Description

Lot: 4 Block: C Section: 015 Subdivision: GREENWOOD FMS Map Ref: MB 6 PG 58
Abbreviated Description: GREENWOOD FMS 8 L4. RRL3. BC
City/Muni/Twp: AREA #003

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 19,602 SF | Bedrooms: | 3 | Pool: | |
| Building Area: | 1482 SF | Baths: | 1 | Fireplace: | |
| Year Built: | 1970 | Partial Baths: | 1 | Type Const: | Wood |
| Number of Buildings: | | Number of Rooms: | 6 | Ext Walls: | Siding (alum/vinyl) |
| Number of Units: | | Garage Type: | Detached | Heating: | Forced Air |
| Number of Stories: | 1+B | Number of Cars: | 2 | A/C: | Central |
| Style: | Convention | Basement: | Yes | Roof Cover: | K |
| | | Foundation: | Raised | Elevator: | |

## Subject Property Deed/Transfer History

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 06/22/2026 | Sales Price: | $259,000 |
| Document #: | 260008327 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 10/09/2024 | Sales Price: | N/A |
| Document #: | 240011732 BK-PG - | Type of Sale: | Price as "0", "None", "No Consideration" |
| Contract Date: | 10/04/2024 | | |
| Document Type: | | | |
| **Legal Description:** | | | |

Lot: 4 Block: C Section: 8 Subdivision: GREENWOOD FARMS

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 09/24/2024 | Sales Price: | $259,000 |
| Document #: | 240011118 BK-PG - | Type of Sale: | Full Amount on Deed |
| Contract Date: | 09/23/2024 | | |
| Document Type: | | | |
| **Legal Description:** | | | |

Lot: 4 Block: C Section: 8 Subdivision: GREENWOOD FARMS

# ICE SiteX Report

**OrderID: 98677964**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 09/24/2024 | Sales Price: | $259,000 |
| Document #: | BK-PG 240 -11118 | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |

**Legal Description:**
Lot: 4 Block: C Section: 015 Subdivision: GREENWOOD FMS Map Ref: MB 6 PG 58
Abbreviated Description: GREENWOOD FMS 8 L4. RRL3. BC
City/Muni/Twp: AREA #003

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $3,908,700 | Median # of Bedrooms | 3 |
| Median Lot Size | 9,000 SF | Median # of Baths | 1 |
| Median Living Area | 1,270 SF | Median Year Built | 1954 |
| Price Range - 2 Yrs | $160,000 to $480,000 | Age Range | 17 years to 86 years |
| Median Value | $279,000 | Median Age | 72 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .3Mi. | **3 BEECHWOOD RD**<br>**HAMPTON, VA 23666-3903** | 09/24/2026 | $300,000 | $242 | 1236 | 6/3/1 | 1953 | 10,006 SF | |
| | | APN: 03L001 01 00013 Document #: 260013213<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 13 Subdivision: GREENWOOD FARMS SECTION 1 MapRef: MB 3 PG 122 Abbreviated Description: Lot:13 Subdivision:GREENWOOD FARMS SECTION 1 Map Ref:MB 3 PG 122City/Muni/Twp:HAMPTON City/Muni/Twp: HAMPTON | | | | | | | | |
| 2 | .39Mi. | **32 GUMWOOD DR**<br>**HAMPTON, VA 23666-3941** | 08/28/2026 | $160,000 | $134 | 1192 | 6/3/1 | 1954 | 8,820 SF | |
| | | APN: 03L001 02 00069 Document #: 260011987<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 69 Subdivision: GREENWOOD FARMS SECTION TWO WYTHE BOROUGH HAMPTON MapRef: MB 3 PG 157 Abbreviated Description: Lot:69 Subdivision:GREENWOOD FARMS SECTION TWO WYTHE BOROUGH HAMPTON Map Ref:MB 3 PG 157City/Muni/Twp:HAMPTON City/Muni/Twp: HAMPTON | | | | | | | | |
| 3 | .3Mi. | **16 GUMWOOD DR**<br>**HAMPTON, VA 23666-3908** | 07/31/2026 | $165,000 | $109 | 1505 | 7/3/2 | 1954 | 8,820 SF | |
| | | APN: 03L001 02 00076 Document #: 260010611<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 76 Subdivision: GREENWOOD FARMS SECTION TWO WYTHE BORO MapRef: MB 3 PG 157 Abbreviated Description: Lot:76 Subdivision:GREENWOOD FARMS SECTION TWO WYTHE BORO Map Ref:MB 3 PG 157City/Muni/Twp:HAMPTON City/Muni/Twp: HAMPTON | | | | | | | | |
| 4 | .09Mi. | **2802 BENDING OAK DR**<br>**HAMPTON, VA 23666-3002** | 07/16/2026 | $335,000 | $185 | 1810 | 8/4/2 | 1970 | 8,946 SF | |
| | | APN: 03E015 08 D 010 Document #: 260009826<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 10 Block: D Subdivision: GREENWOOD FARMS SECTION EIGHT HAMPTON VIRGINIA MapRef: MB 6 PG 58 Abbreviated Description: Lot:10 Block:D Subdivision:GREENWOOD FARMS SECTION EIGHT HAMPTON VIRGINIA Map Ref:MB 6 PG 58City/Muni/Twp:HAMPTON City/Muni/Twp: HAMPTON | | | | | | | | |
| 5 | .26Mi. | **6 HICKORY HILL RD**<br>**HAMPTON, VA 23666-3910** | 06/25/2026 | $258,000 | $282 | 912 | 5/3/1 | 1954 | 9,000 SF | |
| | | APN: 03L001 02 00108 Document #: 260008602<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 108 Subdivision: GREENWOOD FARMS SECTION TWO MapRef: MB 3 PG 157 Abbreviated Description: Lot:108 Subdivision:GREENWOOD FARMS SECTION TWO Map Ref:MB 3 PG 157City/Muni/Twp:HAMPTON City/Muni/Twp: HAMPTON | | | | | | | | |
| 6 | .38Mi. | **2907 LETA CT**<br>**HAMPTON, VA 23666-4934** | 06/17/2026 | $160,000 | $165 | 967 | 4/2/2 | 1986 | 1,440 SF | |
| | | APN: 03E019A02 00191 Document #: 260008203<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 191 Subdivision: THREECHOPT VILLAGE SECTION TWO MapRef: MB 8 PG 77 Abbreviated Description: Lot:191 Subdivision:THREECHOPT VILLAGE SECTION TWO Map Ref:MB 8 PG 77City/Muni/Twp:HAMPTON City/Muni/Twp: HAMPTON | | | | | | | | |
| 7 | .31Mi. | **9 BRUINS WAY**<br>**HAMPTON, VA 23666-2223** | 06/02/2026 | $465,000 | $176 | 2640 | 8/4/1 | 2009 | 9,039 SF | |
| | | APN: 04D028 00 00008 Document #: 260007389<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: DO Subdivision: TODDS MEADOWS MapRef: MB 12 PG 111 Abbreviated Description: Lot:DO Subdivision:TODDS MEADOWS Map Ref:MB 12 PG 111City/Muni/Twp:HAMPTON City/Muni/Twp: HAMPTON | | | | | | | | |
| 8 | .04Mi. | **2794 BUTTERNUT DR**<br>**HAMPTON, VA 23666-3059** | 05/26/2026 | $480,000 | $175 | 2732 | 9/4/1 | 2001 | 9,021 SF | |
| | | APN: 03E032 01 00003 Document #: 260006965<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 3 Subdivision: WELLINGTON WALK PHASE ONE AND TWO MapRef: MB 12 PG 47 Abbreviated Description: Lot:3 Subdivision:WELLINGTON WALK PHASE ONE AND TWO Map Ref:MB 12 PG 47City/Muni/Twp:HAMPTON City/Muni/Twp: HAMPTON | | | | | | | | |
| 9 | .2Mi. | **1519 TODDS LN**<br>**HAMPTON, VA 23666-2946** | 05/20/2026 | $300,000 | $198 | 1508 | 5/3/2 | 1940 | 22,865 SF | |
| | | APN: 04D030 00 00000 Document #: 260006778<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: MapRef: MB 250 PG 382 Abbreviated Description: Map Ref:MB 250 PG 382City/Muni/Twp:HAMPTON City/Muni/Twp: HAMPTON | | | | | | | | |
| 10 | .29Mi. | **3 EDGEWOOD DR**<br>**HAMPTON, VA 23666-3128** | 05/01/2026 | $167,000 | $222 | 750 | 5/2/1 | 1950 | 10,176 SF | |
| | | APN: 03M001 02 00030 Document #: 260005933<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 30 Subdivision: WYTHE FARMS SECOND SECTION MapRef: MB 2 PG 69 Abbreviated Description: Lot:30 Subdivision:WYTHE FARMS SECOND SECTION Map Ref:MB 2 PG 69City/Muni/Twp:HAMPTON City/Muni/Twp: HAMPTON | | | | | | | | |
| 11 | .34Mi. | **504 HOLLOMON DR**<br>**HAMPTON, VA 23666-4952** | 04/20/2026 | $232,000 | $176 | 1312 | 5/3/2 | 1986 | 1,440 SF | |
| | | APN: 03E019A02 00035 Document #: 260005274<br>Document Type: Price Code: D | | | | | | | | |

# ICE SiteX Report

**OrderID: 98677964**

Land Use: Single Family Residential
Legal: Lot: 35 Subdivision: THREECHOPT VILLAGE SECTION TWO MapRef: MB 8 PG 77 Abbreviated Description: Lot:35 Subdivision:THREECHOPT VILLAGE SECTION TWO Map Ref:MB 8 PG 77City/Muni/Twp:HAMPTON City/Muni/Twp: HAMPTON

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 12 | .26Mi. | **8 TALLWOOD DR HAMPTON, VA 23666-3912** | 04/13/2026 | $252,700 | $277 | 912 | 5/3/1 | 1954 | 8,760 SF |

APN: 03L001 02 00026 Document #: 260004743
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 26 Subdivision: GREENWOOD FARMS SECTION TWO MapRef: MB 3 PG 157 Abbreviated Description: Lot:26 Subdivision:GREENWOOD FARMS SECTION TWO Map Ref:MB 3 PG 157City/Muni/Twp:HAMPTON City/Muni/Twp: HAMPTON

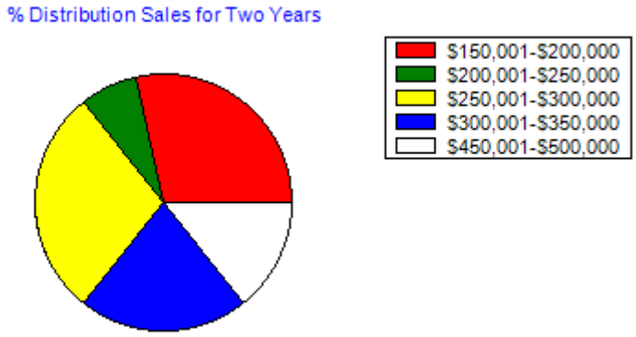
| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 13 | .36Mi. | **24 HICKORY HILL RD HAMPTON, VA 23666-3935** | 04/09/2026 | $320,000 | $272 | 1176 | 5/3/2 | 1954 | 8,999 SF |

APN: 03L001 02 00100 Document #: 260004672
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 100 Subdivision: GREENWOOD FARMS SECTION TWO WYTHE BOROUGH CITY MapRef: MB 3 PG 157 Abbreviated Description: Lot:100 Subdivision:GREENWOOD FARMS SECTION TWO WYTHE BOROUGH CITY Map Ref:MB 3 PG 157City/Muni/Twp:HAMPTON City/Muni/Twp: HAMPTON

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 14 | .1Mi. | **2809 BUTTERNUT DR HAMPTON, VA 23666-3007** | 03/13/2026 | $314,000 | $240 | 1303 | 5/3/1 | 1960 | 12,000 SF |

APN: 03E015 03 B 001 Document #: 260003296
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: GREENWOOD FARMS MapRef: MB 4 PG 80 Abbreviated Description: Lot:1 Subdivision:GREENWOOD FARMS Map Ref:MB 4 PG 80City/Muni/Twp:HAMPTON City/Muni/Twp: HAMPTON

## 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. | **2813 BENDING OAK DR** | **09/24/2024** | $273,700 | $273,700 | 1,482 | 6/3/1 | 1970 | 19,602 SF | |
| .02Mi. | **2788 BUTTERNUT DR** | **11/14/2022** | $420,000 | $420,000 | 2,591 | 9/4/1 | 2001 | 11,038 SF | |
| .02Mi. | **2811 BENDING OAK DR** | **08/06/2020** | $223,000 | $223,000 | 928 | 5/3/1 | 1970 | 9,288 SF | |
| .02Mi. | **2815 BENDING OAK DR** | **11/01/1975** | $267,900 | $267,900 | 1,240 | 5/3/1 | 1970 | 9,100 SF | |
| .03Mi. | **2809 BENDING OAK DR** | **01/18/2024** | $246,400 | $246,400 | 1,158 | 6/3/1 | 1970 | 20,020 SF | |
| .03Mi. | **2817 BENDING OAK DR** | **09/21/2015** | $251,000 | $251,000 | 1,158 | 6/3/1 | 1970 | 9,100 SF | |
| .04Mi. | **2792 BUTTERNUT DR** | **11/01/2023** | $444,900 | $444,900 | 2,886 | 10/4/2 | 2001 | 9,348 SF | |
| .04Mi. | **2790 BUTTERNUT DR** | **12/17/2008** | $445,400 | $445,400 | 2,767 | 9/4/1 | 2001 | 9,261 SF | |
| .04Mi. | **2794 BUTTERNUT DR** | **05/26/2026** | $429,100 | $429,100 | 2,732 | 9/4/1 | 2001 | 9,021 SF | |
| .05Mi. | **2807 BENDING OAK DR** | **09/01/1986** | $248,900 | $248,900 | 1,158 | 6/3/1 | 1970 | 10,795 SF | |
| .05Mi. | **2819 BENDING OAK DR** | **09/16/2016** | $302,800 | $302,800 | 1,218 | 6/3/1 | 1970 | 41,382 SF | |
| .05Mi. | **2786 BUTTERNUT DR** | **07/06/2001** | $456,300 | $456,300 | 2,886 | 9/4/2 | 2001 | 9,121 SF | |
| .05Mi. | **2812 BENDING OAK DR** | **08/16/2022** | $280,900 | $280,900 | 1,482 | 7/3/1 | 1970 | 9,170 SF | |
| .05Mi. | **2796 BUTTERNUT DR** | **05/07/2001** | $396,400 | $396,400 | 2,356 | 7/3/1 | 2001 | 9,152 SF | |
| .05Mi. | **2814 BENDING OAK DR** | **12/01/1996** | $279,700 | $279,700 | 1,206 | 6/3/1 | 1970 | 9,240 SF | |
| .05Mi. | **2810 BENDING OAK DR** | **12/01/1991** | $291,600 | $291,600 | 1,635 | 7/3/1 | 1970 | 9,100 SF | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 47% | Households Occupied by Owners: | 47% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 38.2 years old | Households: | 22,734 |
| Median Household Income: | $70,189 | Households w/Family: | 55% |
| Household Income Per Capita: | $39,343 | Households w/Family Married: | 36% |
| Most Common Education Level: | High School Graduate | Households w/Family Children: | 27% |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | Hampton City Public Schools | Students: | 19,472 |
| Number of Schools: | 33 | Rating: | B- |

# ICE SiteX Report

**OrderID: 98677964**

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 1.40Mi. | **Bethel High School**<br>Number of Students: 1,769<br>Student-Teacher Ratio: 14.89<br>Advanced Placement: Yes | B- | Public | 9 - 12 |
| 0.47Mi. | **Cesar Tarrant Middle School**<br>Number of Students: 737<br>Student-Teacher Ratio: 16.63 | C- | Public | 6 - 8 |
| 0.89Mi. | **Christopher C. Kraft Elementary School**<br>Number of Students: 452<br>Student-Teacher Ratio: 15.07 | C- | Public | KG - 5 |

## Flood Report

The Subject Property of **2813 BENDING OAK DR, HAMPTON, VA 23666-3001** 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** | 115% | HIGHER |
| **BURGLARY** | 112% | HIGHER |
| **MOTOR VEHICLE THEFT** | 114% | HIGHER |
| **FORCIBLE ROBBERY** | 130% | NOTABLY HIGHER |
| **AGGRAVATED ASSAULT** | 91% | LOWER |
| **FORCIBLE RAPE** | 110% | HIGHER |
| **MURDER** | 105% | SIMILAR |
| **OVERALL** | 94% | SIMILAR |

## 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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