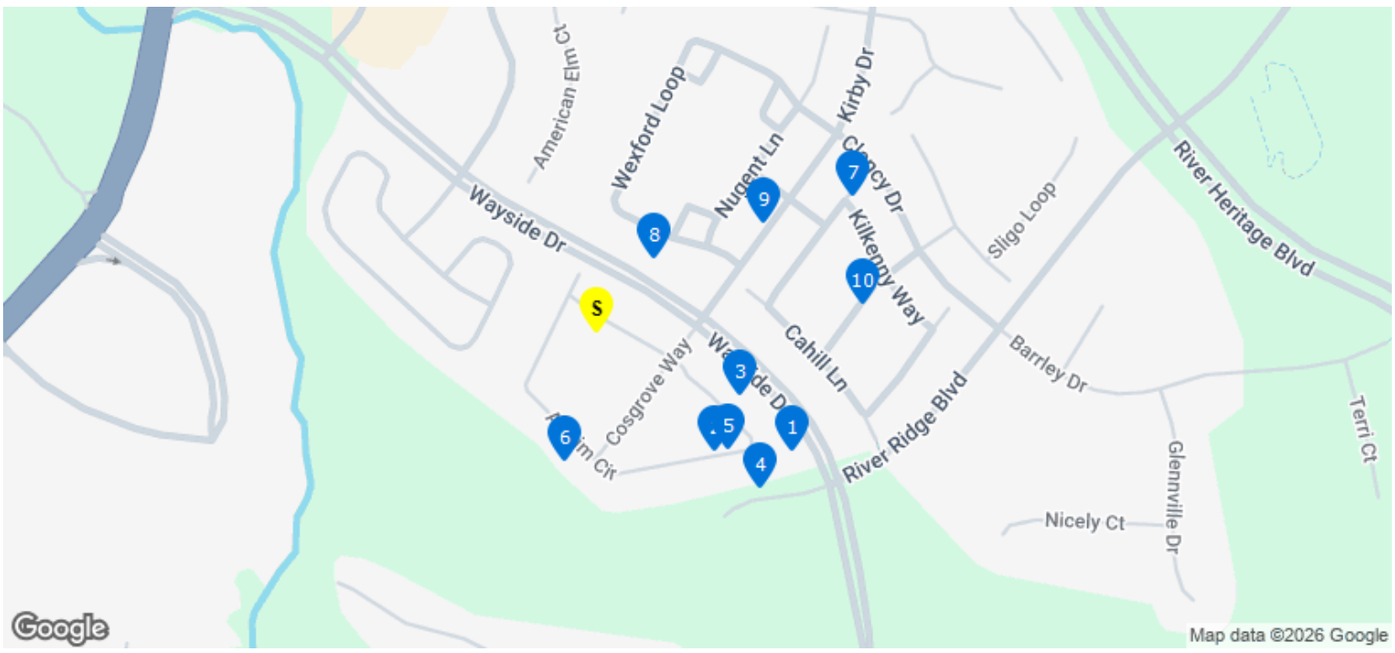
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

3170 ANTRIM CIR, DUMFRIES, VA 22026-3326

County:	**PRINCE WILLIAM VA**	Census Tract:	9009.04
Property Use:	Townhouse (Residential)	Zoning:	SUBURBAN RES (6/ACRE)
Parcel Number:	8289-44-0078	Thomas Bros Pg-Grid:	

Valuation

Value:	**$385,000**	FSD:	8	Common Confidence Score:	84
Value Range:	$354,200 - $415,800	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	03
Assd Land Value:	$153,700	Market Land Value:	$153,700	Tax Year:	2025
Assd Improvement:	$231,700	Market Improvment Value:	$231,700	Total Taxable Value:	$3,750
Total Assessed Value:	$385,400	Total Assessor Market Value:	$385,400	Delinquent Year:	
				Tax Account ID:	108203
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 137A Block: 44 Section: 9 Subdivision: WAYSIDE VILLAGE
Abbreviated Description: WAYSIDE VILLAGE SEC 9 LOT 137A

Property Characteristics

Lot Size:	2,531 SF	Bedrooms:	3	Pool:	
Building Area:	1123 SF	Baths:	2	Fireplace:	1
Year Built:	1992	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Siding (Alum/Vinyl)
Number of Units:		Garage Type:		Heating:	Forced air unit
Number of Stories:	2+B	Number of Cars:		A/C:	Yes
Style:		Basement:	Improved Basement (Finished)	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	04/14/2025	Loan Amount:	N/A
Document #:	202504140018951 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	03/04/2025		
TD Due Date:	06/01/2051	Type Finance:	

Legal Description:
Section: 9 Subdivision: WAYSIDE VILLAGE Map Ref: 0

Prior Transfer

Recording Date:	12/12/2023	Sales Price:	$251,327
Document #:	202312120063210 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	12/08/2023	Loan Amount:	N/A
Document #:	202312080062768 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	12/04/2023		
TD Due Date:	06/01/2051	Type Finance:	

Legal Description:
Section: 9 Subdivision: WAYSIDE VILLAGE Map Ref: 0

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Prior Transfer

Recording Date:	07/02/2021	Sales Price:	$353,326
Document #:	202107020078652 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	05/11/2021	Loan Amount:	N/A
Document #:	202105110056839 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	05/06/2021		
TD Due Date:	06/01/2051	Type Finance:	

Legal Description:

Section: 9 Subdivision: WAYSIDE VILLAGE Map Ref: 0

Prior Transfer

Recording Date:	06/25/2018	Sales Price:	$225,754
Document #:	201806250045579 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	06/04/2018	Loan Amount:	N/A
Document #:	201806040039402 BK-PG -	Loan Type:	Stand Alone Second
Contract Date:	06/01/2018		
TD Due Date:		Type Finance:	Fixed Rate

Legal Description:

Section: 9 Subdivision: WAYSIDE VILLAGE Map Ref: 329393

Mortgage Record

Recording Date:	06/04/2018	Loan Amount:	N/A
Document #:	201806040039401 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	06/01/2018		
TD Due Date:		Type Finance:	Fixed Rate

Legal Description:

Section: 9 Subdivision: WAYSIDE VILLAGE

Prior Transfer

Recording Date:	06/04/2018	Sales Price:	$258,000
Document #:	201806040039400 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	06/01/2018		
Document Type:	Deed		

Legal Description:

Section: 9 Subdivision: WAYSIDE VILLAGE

Mortgage Record

Recording Date:	10/28/2011	Loan Amount:	N/A
Document #:	201110280088748 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	10/21/2011		
TD Due Date:	11/01/2041	Type Finance:	

Legal Description:

Section: 9 Subdivision: WAYSIDE VILLAGE Map Ref: DD1753 PG1138

Prior Transfer

Recording Date:	10/28/2011	Sales Price:	N/A
Document #:	201110280088747 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	10/21/2011		
Document Type:	Deed		

Legal Description:

Section: 9 Subdivision: WAYSIDE VILLAGE Map Ref: DD1753 PG1138

Prior Transfer

Recording Date:	06/17/2008	Sales Price:	$65,000
Document #:	200806170057832 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	06/13/2008	Loan Amount:	N/A
Document #:	BK-PG 200806130-56368	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	05/23/2008		
TD Due Date:	06/01/2038	Type Finance:	Fixed Rate

Legal Description:

Map Ref: 0

Mortgage Record

Recording Date:	09/13/2005	Loan Amount:	N/A
Document #:	200509130156897 BK-PG -	Loan Type:	Stand Alone Second
Contract Date:	08/19/2005		
TD Due Date:	08/24/2010	Type Finance:	

Legal Description:

Section: 9 Subdivision: WAYSIDE VILLAGE Map Ref: 0

Mortgage Record

Recording Date:	01/28/2000	Loan Amount:	N/A
Document #:	2848/1693 BK-PG -	Loan Type:	
Contract Date:	01/27/2000		
TD Due Date:		Type Finance:	Fixed Rate

Legal Description:

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Prior Transfer

Recording Date:	01/28/2000	Sales Price:	$97,000
Document #:	BK-PG 2848-1691	Type of Sale:	Lender Sold
Contract Date:	01/27/2000		
Document Type:	Deed		

Legal Description:

Area Sales Analysis

Total Area Sales	$4,116,000	Median # of Bedrooms	3
Median Lot Size	1,529 SF	Median # of Baths	3
Median Living Area	1,227 SF	Median Year Built	1993
Price Range - 2 Yrs	$240,000 to $504,000	Age Range	33 years to 35 years
Median Value	$412,500	Median Age	33.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.12Mi.	**3072 ANTRIM CIR** **DUMFRIES, VA 22026-3319**	06/12/2026	$429,000	$368	1166	6/3/3	1993	1,442 SF	
		APN: 8289-44-4335 Document #: 202606120035904 Document Type: Deed Price Code: A Land Use: Townhouse (Residential) Legal: Lot: 99A Section: 9 Subdivision: WAYSIDE VILLAGE MapRef: MB 1867 PG 360 Abbreviated Description: Lot:99A Section:9 Subdivision:WAYSIDE VILLAGE Map Ref:MB 1867 PG 360								
2	.14Mi.	**17304 LOCUST CREEK DR** **DUMFRIES, VA 22026-2700**	04/13/2026	$550,000	$344	1600	7/3/3	1999	4,774 SF	
		APN: 8289-35-4118 Document #: 202604130021496 Document Type: Bargain and Sale Deed Price Code: Land Use: Single Family Residential Legal: Lot: 2 Section: 4 Subdivision: WAYSIDE VILLAGE MapRef: MB 2537 PG 809 Abbreviated Description: Lot:2 Section:4 Subdivision:WAYSIDE VILLAGE Map Ref:MB 2537 PG 809								
3	.15Mi.	**17269 WEXFORD LOOP** **DUMFRIES, VA 22026-3355**	03/18/2026	$520,000	$369	1408	6/3/3	1993	2,971 SF	
		APN: 8289-45-3351 Document #: 202603180015622 Document Type: Deed Price Code: A Land Use: Townhouse (Residential) Legal: Lot: 113 Section: 6 Subdivision: WAYSIDE VILLAGE MapRef: MB 1769 PG 612 Abbreviated Description: Lot:113 Section:6 Subdivision:WAYSIDE VILLAGE Map Ref:MB 1769 PG 612								
4	.16Mi.	**3059 ANTRIM CIR** **DUMFRIES, VA 22026-3318**	03/05/2026	$440,000	$392	1123	6/3/3	1993	1,442 SF	
		APN: 8289-44-6122 Document #: 202603050012670 Document Type: Deed Price Code: A Land Use: Townhouse (Residential) Legal: Lot: 6A Section: 9 Subdivision: WAYSIDE VILLAGE MapRef: MB 1867 PG 0350 Abbreviated Description: Lot:6A Section:9 Subdivision:WAYSIDE VILLAGE Map Ref:MB 1867 PG 0350								
5	.18Mi.	**17260 WEXFORD LOOP** **DUMFRIES, VA 22026-3355**	07/17/2026	$448,000	$311	1440	6/3/3	1995	1,760 SF	
		APN: 8289-45-2768 Document #: 202607170043597 Document Type: Warranty Deed Price Code: A Land Use: Townhouse (Residential) Legal: Lot: 36 Section: 6 Subdivision: WAYSIDE VILLAGE MapRef: MB 1769 PG 612 Abbreviated Description: Lot:36 Section:6 Subdivision:WAYSIDE VILLAGE Map Ref:MB 1769 PG 612								
6	.18Mi.	**17360 KILDARE LN** **DUMFRIES, VA 22026-3303**	06/22/2026	$515,000	$348	1482	6/3/3	1991	2,252 SF	
		APN: 8289-44-9587 Document #: 202606220037732 Document Type: Deed Price Code: A Land Use: Townhouse (Residential) Legal: Lot: 111 Section: 8 Subdivision: WAYSIDE VILLAGE Phase No: 1 MapRef: MB 1858 PG 544 Abbreviated Description: Lot:111 Section:8 Subdivision:WAYSIDE VILLAGE Phase No:1 Map Ref:MB 1858 PG 544								
7	.18Mi.	**17358 KILDARE LN** **DUMFRIES, VA 22026-3303**	05/01/2026	$495,000	$367	1348	8/3/3	1991	1,459 SF	
		APN: 8289-44-9689 Document #: 202605010025703 Document Type: Deed Price Code: A Land Use: Townhouse (Residential) Legal: Lot: 112 Section: 8 Subdivision: WAYSIDE VILLAGE Phase No: 1 MapRef: MB 118 PG 73-82 Abbreviated Description: Lot:112 Section:8 Subdivision:WAYSIDE VILLAGE Phase No:1 Map Ref:MB 118 PG 73-82								
8	.2Mi.	**17306 ROCKY MOUNT LN** **DUMFRIES, VA 22026-3300**	02/12/2026	$504,000	$371	1360	7/3/3	1991	2,252 SF	
		APN: 8289-45-9228 Document #: 202602120008445 Document Type: Deed Price Code: A Land Use: Townhouse (Residential) Legal: Lot: 79 Section: 8 Subdivision: WAYSIDE VILLAGE Phase No: 1 MapRef: MB 118 PG 73-82 Abbreviated Description: Lot:79 Section:8 Subdivision:WAYSIDE VILLAGE Phase No:1 Map Ref:MB 118 PG 73-82								
9	.26Mi.	**17326 SLIGO LOOP** **DUMFRIES, VA 22026-3346**	06/11/2026	$465,000	$342	1360	7/3/3	1999	1,638 SF	
		APN: 8289-55-3501 Document #: 202606110035613 Document Type: Deed Price Code: A Land Use: Townhouse (Residential) Legal: Lot: 11A Section: 11 Subdivision: WAYSIDE VILLAGE Phase No: 1 MapRef: MB 124 PG 60-64 Abbreviated Description: Lot:11A Section:11 Subdivision:WAYSIDE VILLAGE Phase No:1 Map Ref:MB 124 PG 60-64								
10	.26Mi.	**3197 TULIP TREE PL** **DUMFRIES, VA 22026-4556**	03/12/2026	$742,500	$299	2480	9/4/3	2002	8,817 SF	
		APN: 8289-33-3754 Document #: 202603120014485 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 34 Subdivision: HAMPSTEAD LANDING MapRef: DOC 200105020041001 Abbreviated Description: Lot:34 Subdivision:HAMPSTEAD LANDING Map Ref:DOC 200105020041001								
11	.3Mi.	**17119 WAYSIDE DR** **DUMFRIES, VA 22026-2766**	07/10/2026	$1,900,000	$480	3958	//	2007	102,845 SF	
		APN: 8289-35-0092 Document #: 202607100041989 Document Type: Deed Price Code: A Land Use: Medical Bldg/Clinic Legal: Lot: C Subdivision: SOUTHBRIDGE PLAZA MapRef: DOC 200510280188126 Abbreviated Description: Lot:C Subdivision:SOUTHBRIDGE PLAZA Map Ref:DOC 200510280188126								

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12	.31Mi.	**2932 NICELY CT** **DUMFRIES, VA 22026-3360**	05/18/2026	$715,000	$277	2580	9/4/3	1996	11,500 SF

APN: 8289-54-4811 Document #: 202605180029739
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 12 Section: 13 Subdivision: WAYSIDE VILLAGE Phase No: I MapRef: DR 152 PG 42 Abbreviated Description: Lot:12 Section:13 Subdivision:WAYSIDE VILLAGE Phase No:I Map Ref:DR 152 PG 42

13	.33Mi.	**3108 TULIP TREE PL** **DUMFRIES, VA 22026-4554**	02/23/2026	$699,000	$292	2392	8/4/3	2001	7,318 SF

APN: 8289-43-4110 Document #: 202602230010036
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: HAMPSTEAD LANDING MapRef: DOC 200105020041001 Abbreviated Description: Lot:3 Subdivision:HAMPSTEAD LANDING Map Ref:DOC 200105020041001

14	.34Mi.	**2891 BARRLEY DR** **DUMFRIES, VA 22026-3358**	06/23/2026	$605,003	$285	2124	10/4/2	1993	9,627 SF

APN: 8289-54-7647 Document #: 202606230037925
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 4 Section: 10 Subdivision: WAYSIDE VILLAGE Phase No: 2 MapRef: MB 1893 PG 436 Abbreviated Description: Lot:4 Section:10 Subdivision:WAYSIDE VILLAGE Phase No:2 Map Ref:MB 1893 PG 436

15	.41Mi.	**3084 PONY RIDGE TURN** **DUMFRIES, VA 22026-2764**	03/17/2026	$500,000	$278	1800	8/4/2	2003	6,438 SF

APN: 8289-46-7181 Document #: 202603170015244
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 24 Section: 2 Subdivision: WAYSIDE VILLAGE MapRef: DOC 200210240137553 Abbreviated Description: Lot:24 Section:2 Subdivision:WAYSIDE VILLAGE Map Ref:DOC 200210240137553

16	.43Mi.	**17616 CHISHOLM LN** **DUMFRIES, VA 22026-4506**	04/20/2026	$689,000	$309	2227	8/4/3	1998	12,789 SF

APN: 8289-42-4057 Document #: 202604200023044
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 19 Section: 20 Subdivision: WAYSIDE VILLAGE Phase No: 2 MapRef: MB 2533 PG 1598 Abbreviated Description: Lot:19 Section:20 Subdivision:WAYSIDE VILLAGE Phase No:2 Map Ref:MB 2533 PG 1598

17	.48Mi.	**17101 GIBSON MILL RD** **DUMFRIES, VA 22026-2281**	07/09/2026	$525,000	$316	1662	6/3/2	2016	SF

APN: 8289-57-1201.01 Document #: 202607090041597
Document Type: Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Subdivision: CHERRY HILL CROSSING CONDOMINIUM Phase No: 1 Legal Unit: 6 MapRef: DOC 20161017-0084950 Abbreviated Description: Subdivision:CHERRY HILL CROSSING CONDOMINIUM Phase No:1 Legal Unit:6 Map Ref:DOC 20161017-0084950

18	.48Mi.	**17111 GIBSON MILL RD** **DUMFRIES, VA 22026-2281**	05/19/2026	$525,000	$316	1662	6/3/2	2016	SF

APN: 8289-57-0506.01 Document #: 202605190030104
Document Type: Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Subdivision: CHERRY HILL CROSSING CONDOMINIUM Phase No: 1 Legal Unit: 1 MapRef: DOC 20161017-0084950 Abbreviated Description: Subdivision:CHERRY HILL CROSSING CONDOMINIUM Phase No:1 Legal Unit:1 Map Ref:DOC 20161017-0084950

19	.49Mi.	**17602 DEWEYS RUN LN** **DUMFRIES, VA 22026-4546**	07/15/2026	$725,000	$238	3040	8/4/3	2001	16,522 SF

APN: 8289-32-3028 Document #: 202607150043046
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 130 Subdivision: HAMPSTEAD LANDING MapRef: DOC 200105020041000 Abbreviated Description: Lot:130 Subdivision:HAMPSTEAD LANDING Map Ref:DOC 200105020041000

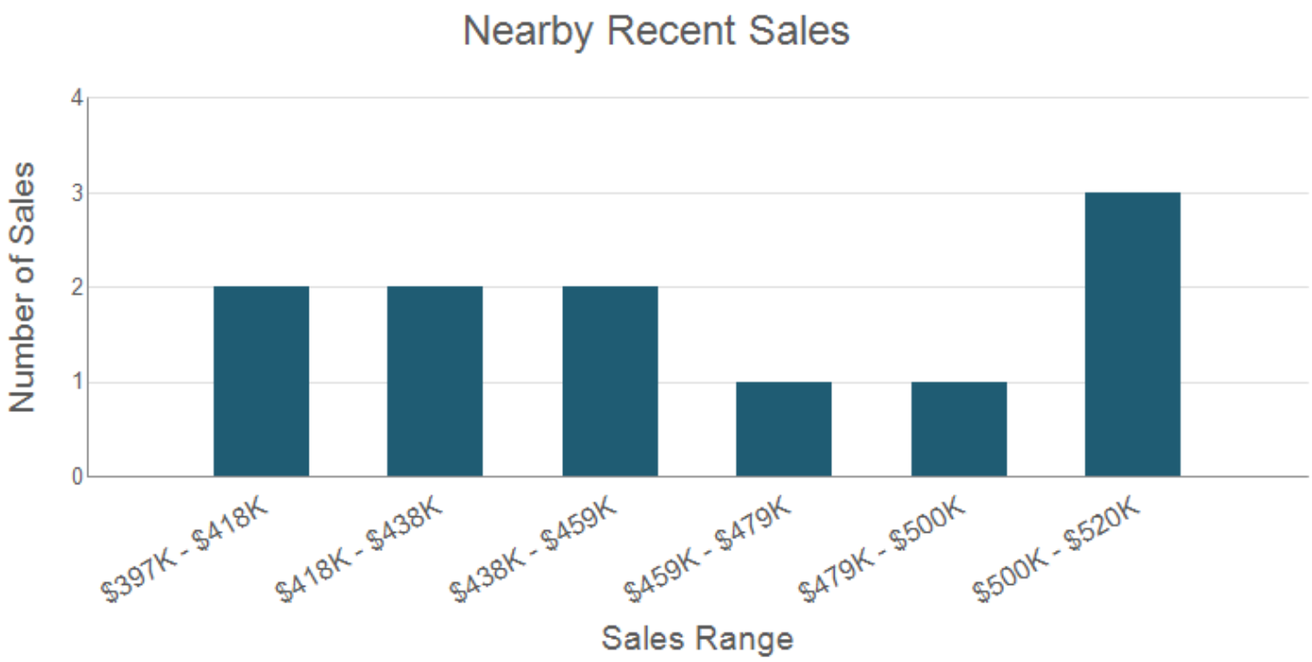
20	.49Mi.	**16856 PORTERS INN DR** **DUMFRIES, VA 22026-3040**	06/09/2026	$450,000	$183	2459	6/3/2	2015	SF

APN: 8289-47-7027.02 Document #: 202606090034891
Document Type: Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Subdivision: CHERRY HILL CROSSING CONDOMINIUM Phase No: 22 Legal Unit: 50 MapRef: DOC 201506160047953 Abbreviated Description: Subdivision:CHERRY HILL CROSSING CONDOMINIUM Phase No:22 Legal Unit:50 Map Ref:DOC 201506160047953

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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.	**3170 ANTRIM CIR**	**06/04/2018**	$385,400	$385,400	1,123	6/3/2	1992	2,531 SF	
0Mi.	**3168 ANTRIM CIR**	**09/27/2013**	$356,800	$356,800	1,008	5/2/2	1992	1,442 SF	
.01Mi.	**3166 ANTRIM CIR**	**11/30/2007**	$377,400	$377,400	1,159	6/3/2	1992	1,442 SF	
.01Mi.	**3164 ANTRIM CIR**	**11/06/2006**	$363,700	$363,700	1,123	6/3/1	1992	1,442 SF	
.01Mi.	**3162 ANTRIM CIR**	**09/08/2017**	$375,800	$375,800	1,015	5/2/2	1992	1,442 SF	
.02Mi.	**3200 ANTRIM CIR**	**05/30/2019**	$424,700	$424,700	1,294	8/3/3	1991	2,339 SF	
.02Mi.	**3160 ANTRIM CIR**	**03/28/2000**	$382,400	$382,400	1,123	6/3/2	1992	2,831 SF	
.02Mi.	**3189 ANTRIM CIR**	**12/14/2001**	$383,600	$383,600	1,380	6/3/2	1997	1,498 SF	
.02Mi.	**3191 ANTRIM CIR**	**11/17/2021**	$389,600	$389,600	1,480	6/3/3	1997	1,498 SF	
.02Mi.	**3187 ANTRIM CIR**	**05/29/2015**	$393,500	$393,500	1,480	6/3/2	1997	2,252 SF	
.02Mi.	**3193 ANTRIM CIR**	**04/11/2016**	$397,600	$397,600	1,480	6/3/3	1997	1,498 SF	
.02Mi.	**3202 ANTRIM CIR**	**11/19/2007**	$428,700	$428,700	1,415	8/3/3	1991	1,559 SF	
.02Mi.	**3195 ANTRIM CIR**	**07/16/2013**	$388,500	$388,500	1,320	6/3/3	1997	1,498 SF	
.03Mi.	**3197 ANTRIM CIR**	**09/30/2019**	$380,800	$380,800	1,336	6/3/2	1997	1,498 SF	
.03Mi.	**3204 ANTRIM CIR**	**05/10/2023**	$420,500	$420,500	1,287	6/3/3	1991	1,559 SF	
.03Mi.	**3156 ANTRIM CIR**	**05/13/2021**	$421,300	$421,300	1,294	6/3/3	1991	2,400 SF	

Rent vs. Own

Households Occupied by Renters:	29%	Households Occupied by Owners:	68%

Demographics & Income

Median Age:	33.6 years old	Households:	6,648
Median Household Income:	$128,518	Households w/Family:	77%
Household Income Per Capita:	$48,815	Households w/Family Married:	51%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	51%

School District

School District Zone:	Prince William County Public Schools	Students:	90,242
Number of Schools:	98	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.64Mi.	**Swans Creek Elementary School**	C	Public	PK - 5
Number of Students: 619				
Student-Teacher Ratio: 14.44				
1.21Mi.	**Potomac Middle School**	D+	Public	6 - 8
Number of Students: 931				
Student-Teacher Ratio: 12.92				

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1.53Mi.	**Potomac High School**	C-	Public	9 - 12

Number of Students: 2,197
Student-Teacher Ratio: 16.23

Flood Report

The Subject Property of **3170 ANTRIM CIR, DUMFRIES, VA 22026-3326** 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	120%	HIGHER
BURGLARY	117%	HIGHER
MOTOR VEHICLE THEFT	98%	SIMILAR
FORCIBLE ROBBERY	77%	NOTABLY LOWER
AGGRAVATED ASSAULT	81%	LOWER
FORCIBLE RAPE	73%	NOTABLY LOWER
MURDER	79%	LOWER
OVERALL	104%	SIMILAR

Disaster Alerts

1/22/2026 - Severe Winter Storm

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