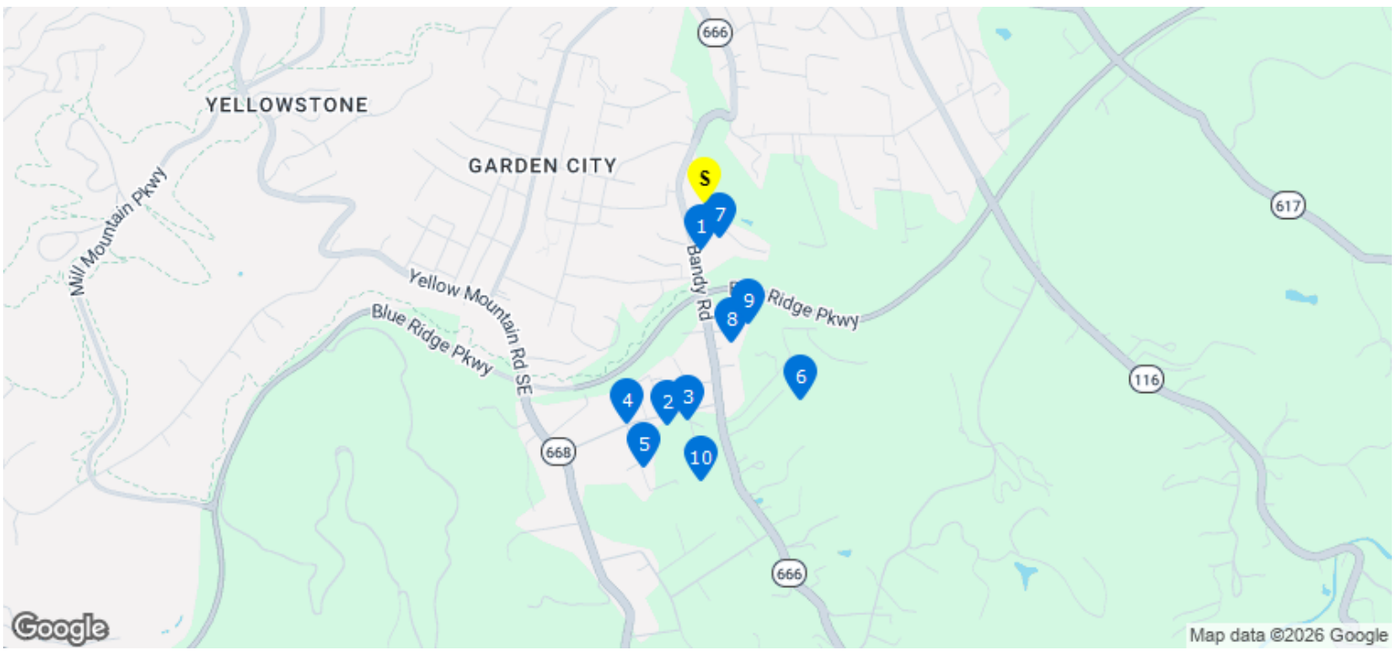
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

3352 BANDY RD, ROANOKE, VA 24014-7206

County:	**ROANOKE VA**	Census Tract:	0310.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	079.03-05-36	Thomas Bros Pg-Grid:	

Valuation

Value:	**$133,000**	FSD:	15	Common Confidence Score:	52
Value Range:	$113,050 - $152,950	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$45,000	Market Land Value:	$45,000	Tax Year:	2026
Assd Improvement:	$121,400	Market Improvment Value:	$121,400	Total Taxable Value:	$1,714
Total Assessed Value:	$166,400	Total Assessor Market Value:	$166,400	Delinquent Year:	
				Tax Account ID:	000034305
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Subdivision: MT PLEASENT COM III

Abbreviated Description:	PAR 4 LULA B ANGELL LAND
City/Muni/Twp:	VINTON

Property Characteristics

Lot Size:	24,394 SF	Bedrooms:	3	Pool:	
Building Area:	962 SF	Baths:	1	Fireplace:	
Year Built:	1961	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (Alum/Vinyl)
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:		Number of Cars:		A/C:	
Style:	Ranch\Rambler	Basement:	Unfinished Basement	Roof Cover:	Asphalt
		Foundation:	Footing	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/27/2026	Sales Price:	$85,031
Document #:	202600720 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	11/01/2021	Loan Amount:	N/A
Document #:	202115809 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	10/29/2021		
TD Due Date:	11/01/2051	Type Finance:	
Legal Description:			

Subdivision: LULA B ANGELL

Prior Transfer

Recording Date:	11/01/2021	Sales Price:	$86,600
Document #:	202115808 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	10/29/2021		
Document Type:	Deed		
Legal Description:			

Subdivision: LULA B ANGELL

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Area Sales Analysis

Total Area Sales	$2,418,450	Median # of Bedrooms	3
Median Lot Size	12,851 SF	Median # of Baths	2
Median Living Area	1,336 SF	Median Year Built	1961
Price Range - 2 Yrs	$80,000 to $523,500	Age Range	22 years to 96 years
Median Value	$215,000	Median Age	65.5 years

Comparable Sales Data

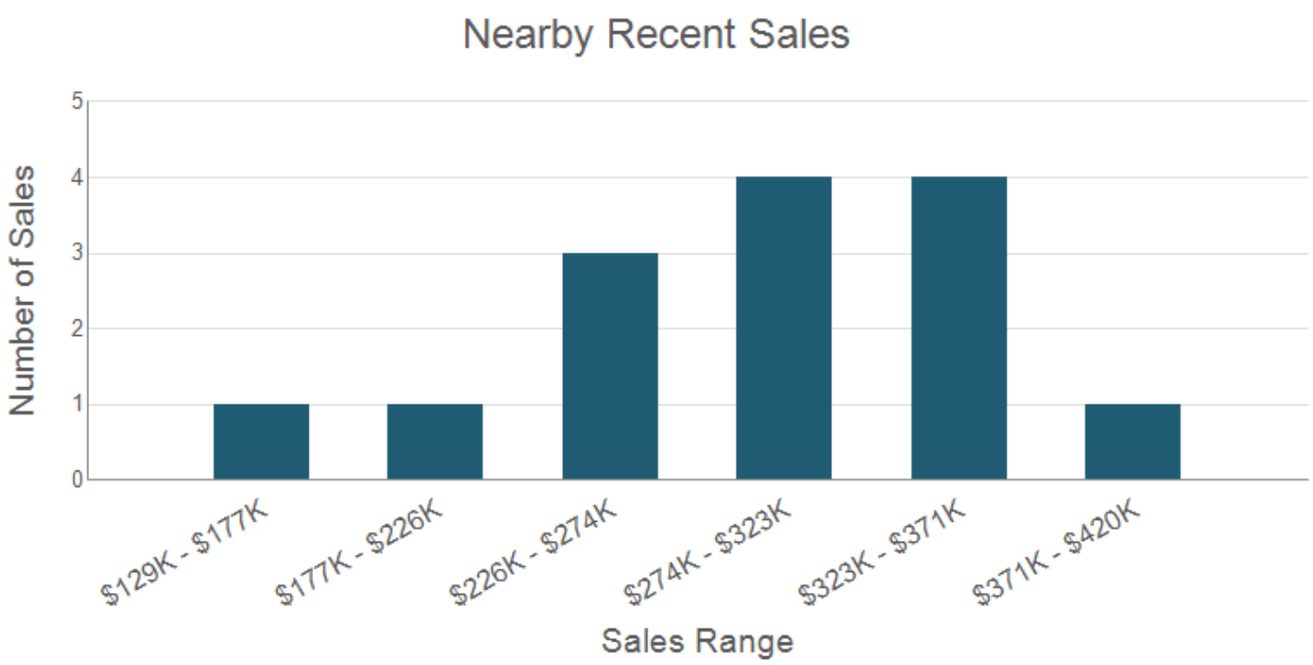
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.3Mi.	**1625 EANES RD** **ROANOKE, VA 24014-5858**	07/08/2026	$344,000	$160	2145	/3/2	1960	11,761 SF	
		APN: 079.03-06-46 Document #: 202606214 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 5 Block: 3 Section: 2 Subdivision: YELLOW MOUNTAIN VIEW MapRef: MB 3 PG 290 Abbreviated Description: Lot:5 Block:3 Section:2 Subdivision:YELLOW MOUNTAIN VIEW Map Ref:MB 3 PG 290								
2	.3Mi.	**1631 EANES RD** **ROANOKE, VA 24014-5858**	03/31/2026	$269,000	$235	1144	/3/2	1960	11,761 SF	
		APN: 079.03-06-47 Document #: 202602738 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 6 Block: 3 Section: 2 Subdivision: YELLOW MOUNTAIN VIEW MapRef: MB 3 PG 290 Abbreviated Description: Lot:6 Block:3 Section:2 Subdivision:YELLOW MOUNTAIN VIEW Map Ref:MB 3 PG 290								
3	.44Mi.	**3074 BANDY RD** **ROANOKE, VA 24014-5318**	08/19/2026	$335,000	$190	1760	/4/2	1971	SF	
		APN: 079.01-01-12 Document #: 202607707 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 20 Block: 4A Section: 3 Subdivision: HAMPDEN HILLS MapRef: MB 7 PG 63 Abbreviated Description: Lot:20 Block:4A Section:3 Subdivision:HAMPDEN HILLS Map Ref:MB 7 PG 63								
4	.49Mi.	**1407 ASHEBROOK DR** **ROANOKE, VA 24014-5303**	12/17/2025	$180,000	$167	1080	/3/1	1970	SF	
		APN: 079.01-02-07 Document #: 202510766 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 3 Block: 5 Section: 1 Subdivision: HAMPDEN HILLS MapRef: MB 7 PG 37 Abbreviated Description: Lot:3 Block:5 Section:1 Subdivision:HAMPDEN HILLS Map Ref:MB 7 PG 37								
5	.52Mi.	**3076 PEBBLE DR** **ROANOKE, VA 24014-5313**	05/07/2026	$275,000	$264	1040	/3/2	1969	SF	
		APN: 079.01-01-73 Document #: 202604012 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 25 Block: 2 Section: 1 Subdivision: HAMPDEN HILLS MapRef: MB 7 PG 37 Abbreviated Description: Lot:25 Block:2 Section:1 Subdivision:HAMPDEN HILLS Map Ref:MB 7 PG 37								
6	.53Mi.	**3063 PEBBLE DR** **ROANOKE, VA 24014-5312**	09/21/2026	$290,000	$269	1080	/3/1	1972	SF	
		APN: 079.01-01-76 Document #: 202608738 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 9 Block: 3 Section: 1 Subdivision: HAMPDEN HILLS MapRef: MB 7 PG 37 Abbreviated Description: Lot:9 Block:3 Section:1 Subdivision:HAMPDEN HILLS Map Ref:MB 7 PG 37								
7	.53Mi.	**3098 WOODWAY RD** **ROANOKE, VA 24014-5317**	04/10/2026	$128,700	$83	1546	/3/2	1968	SF	
		APN: 079.01-01-48 Document #: 202603041 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Lot: 15 Block: 1 Section: 1 Subdivision: HAMPDEN HILLS MapRef: MB 7 PG 37 Abbreviated Description: Lot:15 Block:1 Section:1 Subdivision:HAMPDEN HILLS Map Ref:MB 7 PG 37								
8	.54Mi.	**3767 BANDY RD** **ROANOKE, VA 24014-7215**	06/30/2026	$252,000	$181	1394	/3/2	2010	20,038 SF	
		APN: 089.01-02-09 Document #: 202605955 Document Type: Deed Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 7A Subdivision: PLAT OF RE SUBDIVISION FROM SURVEY FOR LOT 7 AND T MapRef: DOC 201000582 Abbreviated Description: Lot:7A Subdivision:PLAT OF RE SUBDIVISION FROM SURVEY FOR LOT 7 AND T Map Ref:DOC 201000582City/Muni/Twp:VINTON City/Muni/Twp: VINTON								
9	.55Mi.	**3033 PARHAM DR** **ROANOKE, VA 24014-5353**	06/18/2026	$320,000	$162	1981	/3/2	1971	SF	
		APN: 079.01-01-21 Document #: 202605553 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Lot: 11 Block: 4A Section: 3 Subdivision: HAMPDEN HILLS MapRef: MB 7 PG 63 Abbreviated Description: Lot:11 Block:4A Section:3 Subdivision:HAMPDEN HILLS Map Ref:MB 7 PG 63								
10	.6Mi.	**3053 WOODWAY RD** **ROANOKE, VA 24014-5316**	06/05/2026	$270,000	$250	1080	/3/1	1970	SF	
		APN: 079.01-01-56 Document #: 202605053 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 6 Block: 2 Section: 1 Subdivision: HAMPDEN HILLS MapRef: MB 7 PG 37 Abbreviated Description: Lot:6 Block:2 Section:1 Subdivision:HAMPDEN HILLS Map Ref:MB 7 PG 37								
11	.61Mi.	**3026 PEBBLE DR** **ROANOKE, VA 24014-5313**	07/16/2026	$289,950	$268	1080	/3/2	1970	SF	
		APN: 079.01-01-65 Document #: 202606512 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Lot: 17 Block: 2 Section: 1 Subdivision: HAMPDEN HILLS MapRef: MB 7 PG 37 Abbreviated Description: Lot:17 Block:2 Section:1 Subdivision:HAMPDEN HILLS Map Ref:MB 7 PG 37								
12	.63Mi.	**4602 GOODMAN RD** **ROANOKE, VA 24014-7232**	12/01/2025	$165,000	$185	891	/2/1	1945	17,860 SF	
		APN: 089.01-02-45 Document #: 202510202 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal:								
13	.65Mi.	**3036 WOODWAY RD**	08/04/2026	$260,000	$148	1762	/5/1	1972	SF	

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		ROANOKE, VA 24014-5317							
	APN: 079.01-01-37 Document #: 202607214 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: 1 Section: 1 Subdivision: HAMPDEN HILLS MapRef: MB 7 PG 37 Abbreviated Description: Lot:4 Block:1 Section:1 Subdivision:HAMPDEN HILLS Map Ref:MB 7 PG 37								
14	.66Mi.	**4652 DICKERSON RD**	06/01/2026	$80,000	$90	888	/2/1	1930	19,602 SF
		ROANOKE, VA 24014-7222							
	APN: 089.01-03-07 Document #: 202604871 Document Type: Bargain and Sale Deed Price Code: A Land Use: Single Family Residential Legal:								
15	.67Mi.	**3102 CEDAR MEADE DR**	02/09/2026	$355,000	$195	1825	/3/2	2003	14,375 SF
		ROANOKE, VA 24014-5036							
	APN: 079.01-05-31 Document #: 202601122 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 31 Subdivision: SURVEY FOR BROOKFIELD SECTION 2 PROPERTY OF FRALIN MapRef: MB 19 PG 194 Abbreviated Description: Lot:31 Subdivision:SURVEY FOR BROOKFIELD SECTION 2 PROPERTY OF FRALIN Map Ref:MB 19 PG 194								
16	.73Mi.	**3127 JAE VALLEY RD**	08/21/2026	$170,000	$138	1232	/3/1	1950	24,829 SF
		ROANOKE, VA 24014-5442							
	APN: 079.03-04-09 Document #: 202607808 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Lot: 4 Section: 2 Subdivision: MOUNT PLEASANT HEIGHTS Abbreviated Description: Lot:4 Section:2 Subdivision:MOUNT PLEASANT HEIGHTS City/Muni/Twp:VINTON City/Muni/Twp: VINTON								
17	.75Mi.	**2414 MAYFIELD DR**	12/23/2025	$287,000	$181	1584	/5/1	1972	SF
		ROANOKE, VA 24014-5410							
	APN: 079.03-03-26 Document #: 202510956 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 1&2 Block: 1 Subdivision: ELLINGTON COURT Abbreviated Description: Lot:1&2 Block:1 Subdivision:ELLINGTON COURT Abbreviated Description:PORTION LOTS1&2								
18	.77Mi.	**JAE VALLEY RD**	08/07/2026	$40,000			//		87,120 SF
		ROANOKE, VA 24014-							
	APN: 079.03-03-45 Document #: 202607360 Document Type: Deed Price Code: Land Use: Vacant Land (General) Legal: Lot: C MapRef: MB 773 PG 39 Abbreviated Description: Lot:C Map Ref:MB 773 PG 39								
19	.84Mi.	**4401 YELLOW MOUNTAIN RD**	01/02/2026	$226,000	$165	1373	/3/1	1940	38,768 SF
		ROANOKE, VA 24014-6739							
	APN: 088.02-01-12 Document #: 202600021 Document Type: Deed Price Code: Land Use: Single Family Residential Legal:								
20	.98Mi.	**2820 MOUNT PLEASANT BLVD**	08/28/2026	$204,950	$225	912	/2/1	1965	30,928 SF
		ROANOKE, VA 24014-5412							
	APN: 079.01-04-06 Document #: 202608018 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 3 Subdivision: L D FILSON MAP MapRef: MB 1518 PG 20 Abbreviated Description: Lot:3 Subdivision:L D FILSON MAP Map Ref:MB 1518 PG 20								

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.

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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.	**3352 BANDY RD**	**11/01/2021**	$166,400	$166,400	962	/3/1	1961	24,394 SF	
.02Mi.	**3348 BANDY RD**	**12/19/2005**	$156,300	$156,300	980	/2/1	1941	21,344 SF	
.02Mi.	**3434 BANDY RD**	**10/18/2024**	$292,100	$292,100	1,421	/4/2	1974		
.04Mi.	**3344 BANDY RD**	**12/07/2000**	$267,900	$267,900	1,245	/3/1	1940	32,670 SF	
.05Mi.	**1602 INDIAN ROCK RD**	**06/01/2017**	$257,900	$257,900	1,638	/4/2	1975		
.05Mi.	**1608 INDIAN ROCK RD**	**03/26/2014**	$261,900	$261,900	1,911	/5/1	1975		
.06Mi.	**3324 BANDY RD**	**11/01/1996**	$182,900	$182,900	992	/3/1	1940	38,333 SF	
.06Mi.	**1614 INDIAN ROCK RD**	**04/15/2015**	$252,400	$252,400	1,128	/4/2	1976		
.08Mi.	**1620 INDIAN ROCK RD**	**08/01/1987**	$274,400	$274,400	1,919	/5/1	1975		
.08Mi.	**1603 INDIAN ROCK RD**		$276,600	$276,600	1,638	/3/1	1976		
.09Mi.	**1617 INDIAN ROCK RD**	**07/30/2014**	$287,600	$287,600	2,100	/3/2	1975		
.09Mi.	**3314 BANDY RD**	**07/21/2025**	$235,100	$235,100	2,094	/3/1	1940	3 SF	
.09Mi.	**1626 INDIAN ROCK RD**	**02/14/2011**	$263,200	$263,200	1,966	/4/2	1974		
.1Mi.	**3513 BANDY RD**	**06/10/2011**	$247,900	$247,900	1,700	/3/2	1949		
.11Mi.	**1629 INDIAN ROCK RD**	**10/20/2025**	$308,300	$308,300	1,648	/4/2	1975		
.11Mi.	**1632 INDIAN ROCK RD**	**02/01/1984**	$219,800	$219,800	1,624	/4/1	1920		

Rent vs. Own

Households Occupied by Renters:	28%	Households Occupied by Owners:	63%

Demographics & Income

Median Age:	47.1 years old	Households:	7,672
Median Household Income:	$73,719	Households w/Family:	53%
Household Income Per Capita:	$47,099	Households w/Family Married:	40%
Most Common Education Level:	High School Graduate	Households w/Family Children:	20%

School District

School District Zone:	Roanoke County Public Schools	Students:	13,735
Number of Schools:	29	Rating:	A+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
5.02Mi.	**William Byrd High School** Number of Students: 1,134 Student-Teacher Ratio: 15.46 Advanced Placement: Yes	B	Public	9 - 12
0.90Mi.	**Mount Pleasant Elementary School** Number of Students: 246 Student-Teacher Ratio: 10.93	B	Public	PK - 5
4.99Mi.	**William Byrd Middle School** Number of Students: 802 Student-Teacher Ratio: 13.76	B-	Public	6 - 8

Flood Report

The Subject Property of **3352 BANDY RD, ROANOKE, VA 24014-7206** 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	84%	LOWER
BURGLARY	121%	HIGHER
MOTOR VEHICLE THEFT	77%	NOTABLY LOWER
FORCIBLE ROBBERY	110%	HIGHER
AGGRAVATED ASSAULT	97%	SIMILAR
FORCIBLE RAPE	93%	SIMILAR
MURDER	93%	SIMILAR
OVERALL	101%	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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