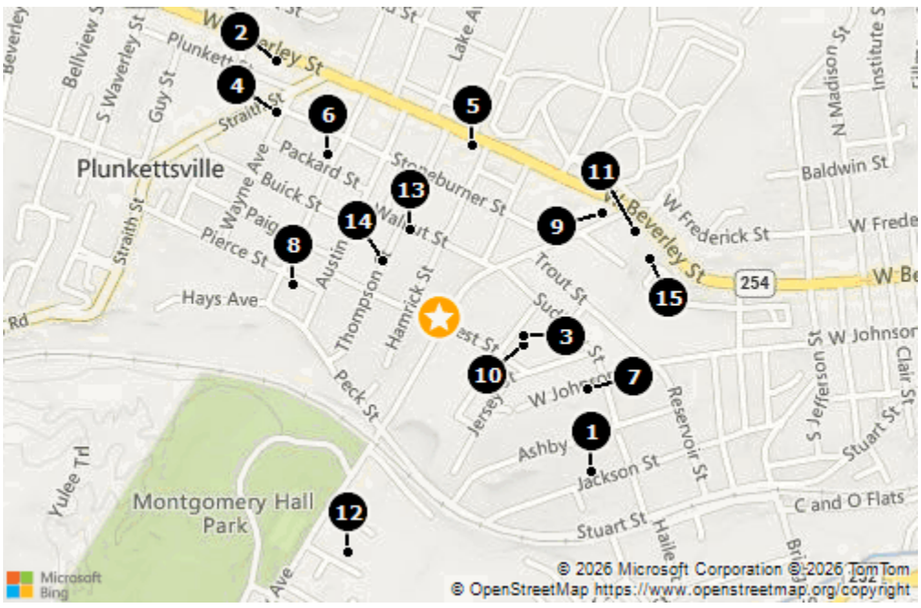
ICE SiteX Report

OrderID: 98444897

SiteX Property Information Report



Subject Property Location

336 MONTGOMERY AVE, STAUNTON, VA 24401-3952

County:	**STAUNTON CITY VA**	Census Tract:	517900002.002032
Property Use:	Single Family Residential	Zoning:	R2
Parcel Number:	5524	Thomas Bros Pg-Grid:	

Valuation

Value:	**$242,000**	FSD:	8	Common Confidence Score:	74
Value Range:	$222,640 - $261,360	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$34,260	Market Land Value:	$34,260	Tax Year:	2026
Assd Improvement:	$185,100	Market Improvment Value:	$185,100	Total Taxable Value:	$1,996
Total Assessed Value:	$219,360	Total Assessor Market Value:	$219,360	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 12 Block: 3 Subdivision: KENNEDY JA Map Ref: MAP 374
Abbreviated Description: BLK 3 LOT 12

Property Characteristics

Lot Size:	5,141 SF	Bedrooms:	3	Pool:	
Building Area:	936 SF	Baths:	1	Fireplace:	
Year Built:	2006	Partial Baths:	1	Type Const:	Wood
Number of Buildings:		Number of Rooms:	6	Ext Walls:	3
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	1+B	Number of Cars:		A/C:	Central
Style:	Ranch	Basement:	Partial	Roof Cover:	Comp Shingle
		Foundation:	Block	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/16/2026	Sales Price:	$217,351
Document #:	260000865 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/05/2025	Sales Price:	$215,916
Document #:	250000986 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/14/2025	Loan Amount:	N/A
Document #:	250000760 BK-PG -	Loan Type:	FHA
TD Due Date:	04/01/2055	Type Finance:	

Legal Description:
Lot: 12 Block: 3 Subdivision: KENNEDY ADDITION
City/Muni/Twp: STAUNTON

Prior Transfer

Recording Date:	05/31/2024	Sales Price:	$219,900
Document #:	240001059 BK-PG -	Type of Sale:	Qualified Sale
Document Type:			

ICE SiteX Report

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Legal Description:
Lot: 12 Block: 3 Subdivision: KENNEDY JA Map Ref: MAP 374
Abbreviated Description: BLK 3 LOT 12

Prior Transfer

Recording Date:	05/31/2024	Sales Price:	$219,900
Document #:	240001059 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/28/2024		
Document Type:			

Legal Description:
Lot: 12 Block: 3 Subdivision: KENNEDY ADDITION Map Ref: MB 371 PG 4
City/Muni/Twp: STAUNTON

Prior Transfer

Recording Date:	02/23/2023	Sales Price:	$189,000
Document #:		Type of Sale:	Qualified Sale
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/22/2023	Sales Price:	$189,000
Document #:	230000383 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	02/17/2023		
Document Type:			

Legal Description:
Lot: 12 Block: 3 Subdivision: J A KENNEDY ADDITION Map Ref: MB 371 PG 4
City/Muni/Twp: STAUNTON

Prior Transfer

Recording Date:	06/29/2022	Sales Price:	$79,677
Document #:	220002081 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/22/2019	Sales Price:	$79,677
Document #:	190002605 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/24/2014	Sales Price:	$60,000
Document #:	140002038 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/15/2014	Sales Price:	$78,000
Document #:	140001449 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/17/2014		
Document Type:			

Legal Description:
Lot: 12 Block: 3 Subdivision: JA KENNEDY ADDITION Map Ref: DD371 PG4
City/Muni/Twp: STAUNTON

Mortgage Record

Recording Date:	06/24/2005	Loan Amount:	N/A
Document #:	050002688 BK-PG -	Loan Type:	ARM (Adjustable Rate Mortgage)
TD Due Date:	07/01/2035	Type Finance:	ADJ

Legal Description:
Lot: 12 Block: 3 Subdivision: I.A KENNEDY ADDITION
City/Muni/Twp: STAUNTON

Area Sales Analysis

Total Area Sales	$4,189,500	Median # of Bedrooms	
Median Lot Size	7,290 SF	Median # of Baths	1
Median Living Area	1,248 SF	Median Year Built	1993
Price Range - 2 Yrs	$100,000 to $575,000	Age Range	16 years to 82 years
Median Value	$250,000	Median Age	33 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.27Mi.	**1323 JACKSON ST STAUNTON, VA 24401-4022**	09/04/2026	$250,900	$230	1088	5//1	1954	9,000 SF	

APN: 4827 Document #: 260002219
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 24 Subdivision: RICHARDSON EXTENSION MapRef: MB 6 PG 240 Abbreviated Description: Lot:24 Subdivision:RICHARDSON EXTENSION Map Ref:MB 6 PG 240Abbreviated Description:PORTION LOT24 City/Muni/Twp:STAUNTON City/Muni/Twp: STAUNTON

2	.38Mi.	**1642 W BEVERLEY ST STAUNTON, VA 24401-3005**	09/04/2026	$239,900	$126	1890	//2	1996	15,711 SF	

APN: 5354 Document #: 260002218
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: A Subdivision: PLAT VACATING A LOT LINE BETWEEN PROPERTY PROPERTY MapRef: DOC 18000498 Abbreviated Description: Lot:A Subdivision:PLAT VACATING A LOT LINE BETWEEN PROPERTY PROPERTY Map Ref:DOC 18000498City/Muni/Twp:STAUNTON City/Muni/Twp: STAUNTON

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3	.12Mi.	**319 WESTWOOD BLVD** **STAUNTON, VA 24401-4077**	07/28/2026	$239,900	$240	996	5/3/2	1996	7,503 SF

APN: 5122 Document #: 260001848
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3 Block: 4 Subdivision: BEULAH PARK ADDITION MapRef: MB 19 PG 169 Abbreviated Description: Lot:3 Block:4 Subdivision:BEULAH PARK ADDITION Map Ref:MB 19 PG 169City/Muni/Twp:STAUNTON City/Muni/Twp: STAUNTON

4	.33Mi.	**102 WAYNE AVE** **STAUNTON, VA 24401-3866**	07/16/2026	$295,900	$220	1344	7/3/1	1950	5,500 SF

APN: 8281 Document #: 260001739
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1&2 Section: 4 Subdivision: MONTGOMERY HEIGHTS ADDITION MapRef: MB 33 PG 493 Abbreviated Description: Lot:1&2 Section:4 Subdivision:MONTGOMERY HEIGHTS ADDITION Map Ref:MB 33 PG 493City/Muni/Twp:STAUNTON City/Muni/Twp: STAUNTON

5	.22Mi.	**1208 W BEVERLEY ST** **STAUNTON, VA 24401-3113**	07/07/2026	$245,000	$143	1704	6//1	1974	11,375 SF

APN: 2923 Document #: 260001657
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 6 Subdivision: SHUMATE LOTS MapRef: MB 84 PG 239 Abbreviated Description: Lot:6 Subdivision:SHUMATE LOTS Map Ref:MB 84 PG 239

6	.25Mi.	**110 HAYS AVE** **STAUNTON, VA 24401-3820**	06/05/2026	$250,000	$177	1408	5//1	1944	5,000 SF

APN: 4329 Document #: 260001401
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 20 Section: 3 Subdivision: MONTGOMERY HEIGHTS ADDITION MapRef: MB 35 PG 498 Abbreviated Description: Lot:20 Section:3 Subdivision:MONTGOMERY HEIGHTS ADDITION Map Ref:MB 35 PG 498City/Muni/Twp:STAUNTON City/Muni/Twp: STAUNTON

7	.22Mi.	**1306 W JOHNSON ST** **STAUNTON, VA 24401-4033**	06/01/2026	$239,000	$191	1248	5//1	1993	7,332 SF

APN: 684 Document #: 260001346
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: RICHARDSON EXTENSION MapRef: MB 32 PG 342 Abbreviated Description: Lot:2 Subdivision:RICHARDSON EXTENSION Map Ref:MB 32 PG 342City/Muni/Twp:STAUNTON City/Muni/Twp: STAUNTON

8	.19Mi.	**501 HAYS AVE** **STAUNTON, VA 24401-3829**	06/01/2026	$275,000	$232	1184	6/3/2	2004	6,000 SF

APN: 8878 Document #: 260001363
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 31 Section: 2 Subdivision: MONTGOMERY HEIGHTS ADDITION MapRef: MB 33 PG 493 Abbreviated Description: Lot:31 Section:2 Subdivision:MONTGOMERY HEIGHTS ADDITION Map Ref:MB 33 PG 493City/Muni/Twp:STAUNTON City/Muni/Twp: STAUNTON

9	.25Mi.	**1012 W BEVERLEY ST** **STAUNTON, VA 24401-3110**	05/01/2026	$530,000	$255	2074	8//2	2010	7,290 SF

APN: 2900 Document #: 260001040
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: W A CRAWFORD MapRef: MB 117 PG 64 Abbreviated Description: Lot:2 Subdivision:W A CRAWFORD Map Ref:MB 117 PG 64City/Muni/Twp:STAUNTON City/Muni/Twp: STAUNTON

10	.11Mi.	**321 WESTWOOD BLVD** **STAUNTON, VA 24401-4077**	04/09/2026	$255,000	$256	996	5/3/2	1996	6,835 SF

APN: 5124 Document #: 260000795
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5 Block: 4 Subdivision: BEULAH PARK MapRef: MB 397 PG 625 Abbreviated Description: Lot:5 Block:4 Subdivision:BEULAH PARK Map Ref:MB 397 PG 625City/Muni/Twp:STAUNTON City/Muni/Twp: STAUNTON

11	.27Mi.	**5 MONTGOMERY AVE** **STAUNTON, VA 24401-3947**	04/01/2026	$220,000	$258	850	5/2/1	1978	6,000 SF

APN: 7989 Document #: 260000715
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: KINZLEY COURT MapRef: MB 48 PG 206 Abbreviated Description: Lot:2 Subdivision:KINZLEY COURT Map Ref:MB 48 PG 206City/Muni/Twp:STAUNTON City/Muni/Twp: STAUNTON

12	.32Mi.	**9 WYTHE ST** **STAUNTON, VA 24401-3977**	02/13/2026	$210,000	$231	908	5/2/1	1994	6,000 SF

APN: 640 Document #: 260000324
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 11 Subdivision: PHYSICAL SURVEY LOTS 10 AND 11 BLOCK 4 A W HANGER MapRef: MB 333 PG 312 Abbreviated Description: Lot:11 Subdivision:PHYSICAL SURVEY LOTS 10 AND 11 BLOCK 4 A W HANGER Map Ref:MB 333 PG 312City/Muni/Twp:STAUNTON City/Muni/Twp: STAUNTON

13	.11Mi.	**1220 WALNUT ST** **STAUNTON, VA 24401-3940**	02/12/2026	$100,000	$76	1312	5//1	1990	9,900 SF

APN: 8695 Document #: 260000311
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 40 Subdivision: SHUMATE ADDITION MapRef: MB 84 PG 236 Abbreviated Description: Lot:40 Subdivision:SHUMATE ADDITION Map Ref:MB 84 PG 236City/Muni/Twp:STAUNTON City/Muni/Twp: STAUNTON

14	.11Mi.	**216 THOMPSON ST** **STAUNTON, VA 24401-3928**	02/02/2026	$263,900	$211	1248	//		6,336 SF

APN: 102019 Document #: 260000234
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2 Block: 1 Subdivision: PLAN OF J A KENNEDY ADDITION TO STAUNTON VA MapRef: MB 26 PG 58 Abbreviated Description: Lot:2 Block:1 Subdivision:PLAN OF J A KENNEDY ADDITION TO STAUNTON VA Map Ref:MB 26 PG 58City/Muni/Twp:STAUNTON City/Muni/Twp: STAUNTON

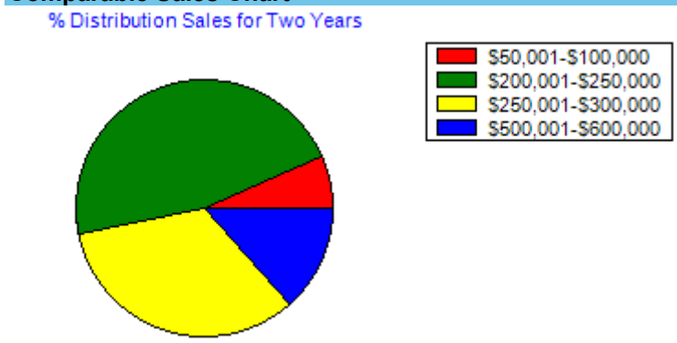
15	.27Mi.	**950 W BEVERLEY ST** **STAUNTON, VA 24401-4001**	01/29/2026	$575,000	$260	2208	6/3/3	2008	48,178 SF

APN: 1784 Document #: 260000207
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: PLAT SHOWING REVISIONS OF JOHN E AND JULIETTE SWEN MapRef: DOC 030005506 Abbreviated Description: Subdivision:PLAT SHOWING REVISIONS OF JOHN E AND JULIETTE SWEN Map Ref:DOC 030005506City/Muni/Twp:STAUNTON City/Muni/Twp: STAUNTON

ICE SiteX Report

OrderID: 98444897

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.	**336 MONTGOMERY AVE**	**05/31/2024**	$219,360	$219,360	936	6/3/1	2006	5,141 SF	
.01Mi.	**332 MONTGOMERY AVE**	**07/31/2020**	$231,380	$231,380	1,568	6/3/2	2005	5,500 SF	
.02Mi.	**221 HAMRICK ST**	**10/08/2020**	$224,650	$224,650	1,024	6/4/1	1988	5,000 SF	
.03Mi.	**301 HAMRICK ST**	**11/16/1990**	$183,950	$183,950	1,000	6/3/1	1989	5,000 SF	
.03Mi.	**328 MONTGOMERY AVE**	**08/08/2012**	$228,840	$228,840	1,320	7/3/2	2005	5,957 SF	
.03Mi.	**333 MONTGOMERY AVE**	**05/08/2015**	$153,870	$153,870	875	4//1	1983	6,400 SF	
.03Mi.	**403 MONTGOMERY AVE**	**12/23/1988**	$240,770	$240,770	1,656	8//1	1980	7,400 SF	
.03Mi.	**303 HAMRICK ST**	**03/20/2006**	$222,550	$222,550	1,200	6/3/2	2004	5,000 SF	
.04Mi.	**215 HAMRICK ST**	**07/30/2001**	$167,750	$167,750	1,024	5//1	1989	5,000 SF	
.04Mi.	**331 MONTGOMERY AVE**	**03/18/2020**	$217,500	$217,500	1,180	5/2/1	1957	8,500 SF	
.04Mi.	**326 MONTGOMERY AVE**	**01/27/1977**	$84,780	$84,780	936	4//1	1946	6,247 SF	
.04Mi.	**305 HAMRICK ST**	**04/30/2024**	$252,950	$252,950	1,200	6/3/2	2004	5,000 SF	
.04Mi.	**329 MONTGOMERY AVE**	**08/11/2005**	$137,490	$137,490	979	4//1	1980	8,750 SF	
.04Mi.	**213 HAMRICK ST**	**11/23/2010**	$220,650	$220,650	1,064	6/3/2	2003	5,000 SF	
.04Mi.	**405 MONTGOMERY AVE**	**05/22/1979**	$166,070	$166,070	928	4/2/1	1983	11,280 SF	
.05Mi.	**327 MONTGOMERY AVE**	**09/28/1993**	$160,570	$160,570	875	4//1	1958	9,000 SF	

Rent vs. Own

Households Occupied by Renters:	32%	Households Occupied by Owners:	60%

Demographics & Income

Median Age:	43.9 years old	Households:	17,443
Median Household Income:	$70,067	Households w/Family:	55%
Household Income Per Capita:	$37,885	Households w/Family Married:	38%
Most Common Education Level:	High School Graduate	Households w/Family Children:	23%

School District

School District Zone:	Staunton City Public Schools	Students:	2,692
Number of Schools:	6	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.08Mi.	**Bessie Weller Elementary School**	C+	Public	KG - 5
Number of Students: 373 Student-Teacher Ratio: 12.03				
0.99Mi.	**Shelburne Middle School**	C+	Public	6 - 8
Number of Students: 583 Student-Teacher Ratio: 11.9				
2.21Mi.	**Staunton High School**	B	Public	9 - 12
Number of Students: 766 Student-Teacher Ratio: 13.21				

ICE SiteX Report

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Flood Report

The Subject Property of **336 MONTGOMERY AVE, STAUNTON, VA 24401-3952** 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	109%	SIMILAR
MOTOR VEHICLE THEFT	117%	HIGHER
FORCIBLE ROBBERY	120%	HIGHER
AGGRAVATED ASSAULT	112%	HIGHER
FORCIBLE RAPE	109%	SIMILAR
MURDER	113%	HIGHER
OVERALL	102%	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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