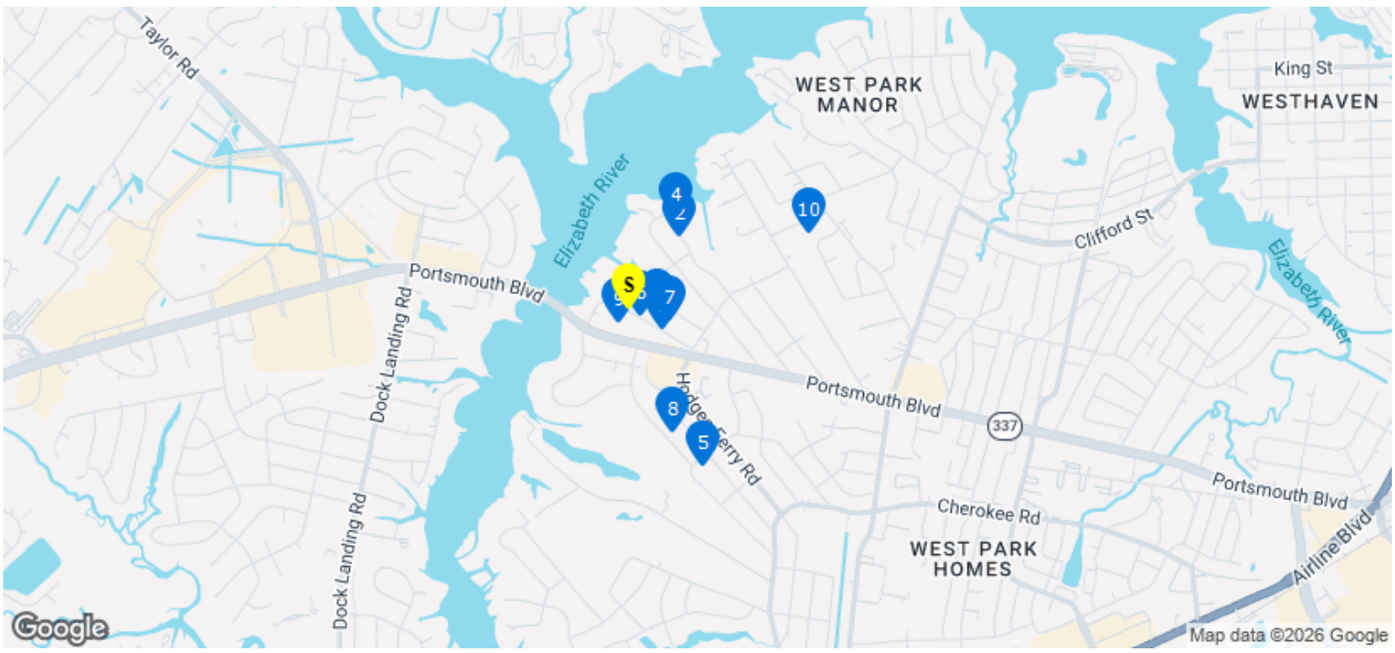
ICE SiteX Report

OrderID: 98768616

SiteX Property Information Report



Subject Property Location

339 SAUNDERS DR, PORTSMOUTH, VA 23701-1041

County:	**PORTSMOUTH CITY VA**	Census Tract:	2129.00
Property Use:	Single Family Residential	Zoning:	UR
Parcel Number:	0623-0100	Thomas Bros Pg-Grid:	

Valuation

Value:	**$395,000**	FSD:	12	Common Confidence Score:	60
Value Range:	$347,600 - $442,400	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$104,520	Market Land Value:	$104,520	Tax Year:	2025
Assd Improvement:	$224,190	Market Improvment Value:	$224,190	Total Taxable Value:	$6,593
Total Assessed Value:	$328,710	Total Assessor Market Value:	$328,710	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Subdivision: PINE ACRES
Abbreviated Description: LOT 38 & 39 PINE AC

Property Characteristics

Lot Size:	20,038 SF	Bedrooms:		Pool:	
Building Area:	2589 SF	Baths:	2	Fireplace:	Yes
Year Built:	1954	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Brick
Number of Units:	1	Garage Type:	Attached Garage	Heating:	Hot Water
Number of Stories:	1	Number of Cars:	2	A/C:	Yes
Style:	Ranch\Rambler	Basement:		Roof Cover:	Asbestos
		Foundation:	Concrete Block	Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	03/06/2025	Loan Amount:	N/A
Document #:	202502213 BK-PG -	Loan Type:	Stand Alone Second
Contract Date:	02/13/2025		
TD Due Date:	09/01/2048	Type Finance:	Fixed Rate

Legal Description:
Subdivision: PINE ACRES Map Ref: 1475322

Mortgage Record

Recording Date:	09/29/2023	Loan Amount:	N/A
Document #:	202309405 BK-PG -	Loan Type:	Stand Alone Second
Contract Date:	09/07/2023		
TD Due Date:	09/01/2048	Type Finance:	Fixed Rate

Legal Description:
Subdivision: PINE ACRES Map Ref: 1342145

Mortgage Record

Recording Date:	09/26/2014	Loan Amount:	N/A
Document #:	BK-PG 1400-9019	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	08/15/2014		
TD Due Date:	03/01/2042	Type Finance:	Fixed Rate

Legal Description:
Map Ref: 0

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Mortgage Record

Recording Date:	02/13/2012	Loan Amount:	N/A
Document #:	1200/1525 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	02/06/2012		
TD Due Date:		Type Finance:	Fixed Rate

Legal Description:

Prior Transfer

Recording Date:	02/13/2012	Sales Price:	$300,890
Document #:	BK-PG 1200-1524	Type of Sale:	Arms-Length Transfer
Contract Date:	02/06/2012		
Document Type:	Deed		

Legal Description:

Mortgage Record

Recording Date:	06/22/2010	Loan Amount:	N/A
Document #:	BK-PG 1000-5974	Loan Type:	Unknown Loan Type
Contract Date:	05/18/2010		
TD Due Date:	11/18/2010	Type Finance:	Fixed Rate

Legal Description:
Map Ref: 0

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	D120001524 BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Subdivision: PINE ACRES
Abbreviated Description: LOT 38 & 39 PINE AC

Area Sales Analysis

Total Area Sales	$3,343,900	Median # of Bedrooms	3
Median Lot Size	12,197 SF	Median # of Baths	2
Median Living Area	1,929 SF	Median Year Built	1956
Price Range - 2 Yrs	$280,000 to $400,000	Age Range	62 years to 72 years
Median Value	$330,000	Median Age	70 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.05Mi.	**901 MELVIN DR** **PORTSMOUTH, VA 23701-1029**	06/02/2026	$285,000	$192	1486	7/3/1	1956	10,454 SF	
		APN: 0623-0270 Document #: 202605988 Document Type: Bargain and Sale Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 72-77 MapRef: MB 39 PG 48 Abbreviated Description: Lot:72-77 Map Ref:MB 39 PG 48City/Muni/Twp:PORTSMOUTH City/Muni/Twp: PORTSMOUTH								
2	.08Mi.	**342 SAUNDERS DR** **PORTSMOUTH, VA 23701-1042**	01/16/2026	$399,000	$268	1488	7//1	1946	27,878 SF	
		APN: 0623-0420 Document #: 202600579 Document Type: Bargain and Sale Deed Price Code: Q Land Use: Residential (General) (Single) Legal: Lot: 84 Section: 2 Subdivision: PINE ACRES MapRef: MB 3 PG 41 Abbreviated Description: Lot:84 Section:2 Subdivision:PINE ACRES Map Ref:MB 3 PG 41City/Muni/Twp:PORTSMOUTH City/Muni/Twp: PORTSMOUTH								
3	.11Mi.	**820 MELVIN DR** **PORTSMOUTH, VA 23701-1028**	12/22/2025	$395,000	$172	2297	5//2	1955	11,761 SF	
		APN: 0623-0180 Document #: 202513423 Document Type: Bargain and Sale Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 46 Subdivision: PINE ACRES PROPERTY OF JM SAUNDERS NORF Abbreviated Description: Lot:46 Subdivision:PINE ACRES PROPERTY OF JM SAUNDERS NORF City/Muni/Twp:PORTSMOUTH City/Muni/Twp: PORTSMOUTH								
4	.16Mi.	**412 ROBIN RD** **PORTSMOUTH, VA 23701-1000**	03/31/2026	$309,000	$182	1698	4/3/2	1984	43,560 SF	
		APN: 0631-0018 Document #: 202603396 Document Type: Bargain and Sale Deed Price Code: Land Use: Condominium Unit (Residential) Legal: Subdivision: ELIZABETH Legal Unit: 2C MapRef: MB 885 PG 291 Abbreviated Description: Subdivision:ELIZABETH Legal Unit:2C Map Ref:MB 885 PG 291City/Muni/Twp:PORTSMOUTH City/Muni/Twp: PORTSMOUTH								
5	.16Mi.	**410 ROBIN RD** **PORTSMOUTH, VA 23701-1000**	01/14/2026	$270,000	$192	1408	4//2	1984	43,560 SF	
		APN: 0631-0019 Document #: 202600452 Document Type: Deed Price Code: Q Land Use: Condominium Unit (Residential) Legal: Subdivision: CONDOMINIUM OF ELIZABETH LANDING Legal Unit: 2 MapRef: MB 12 PG 115 Abbreviated Description: Subdivision:CONDOMINIUM OF ELIZABETH LANDING Legal Unit:2 Map Ref:MB 12 PG 115City/Muni/Twp:PORTSMOUTH City/Muni/Twp: PORTSMOUTH								
6	.17Mi.	**418 ROBIN RD** **PORTSMOUTH, VA 23701-1000**	09/08/2026	$299,000	$222	1344	4/2/2	2017	43,560 SF	
		APN: 0631-0015 Document #: 202609851 Document Type: Bargain and Sale Deed Price Code: Land Use: Condominium Unit (Residential) Legal: Subdivision: CONDOMINIUM OF ELIZABETH LANDING Legal Unit: 1D MapRef: MB 12 PG 115 Abbreviated Description: Subdivision:CONDOMINIUM OF ELIZABETH LANDING Legal Unit:1D Map Ref:MB 12 PG 115City/Muni/Twp:PORTSMOUTH City/Muni/Twp: PORTSMOUTH								
7	.29Mi.	**450 ROBIN RD** **PORTSMOUTH, VA 23701-1007**	06/04/2026	$300,000	$113	2650	7//2	1962	29,185 SF	
		APN: 0632-0060 Document #: 202606145 Document Type: Bargain and Sale Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: D Section: 4 Subdivision: ELIZABETH ACRES MapRef: MB 6 PG 71 Abbreviated Description: Lot:D Section:4 Subdivision:ELIZABETH ACRES Map Ref:MB 6 PG 71City/Muni/Twp:PORTSMOUTH City/Muni/Twp: PORTSMOUTH								
8	.35Mi.	**220 CHARLOTTE DR** **PORTSMOUTH, VA 23701-1434**	06/29/2026	$250,000	$224	1115	5//1	1960	10,019 SF	

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APN: 0625-0030 Document #: 202606970
Document Type: Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 27 Subdivision: ELIZABETH ACRES SECTION 1 MapRef: MB 34 PG 86 Abbreviated Description: Lot:27 Subdivision:ELIZABETH ACRES SECTION 1 Map Ref:MB 34 PG 86City/Muni/Twp:PORTSMOUTH City/Muni/Twp: PORTSMOUTH

9	.35Mi.	**1152 MELVIN DR** **PORTSMOUTH, VA 23701-1339**	06/09/2026	$286,000	$203	1408	7//2	1956	30,928 SF

APN: 0621-0460 Document #: 202606276
Document Type: Bargain and Sale Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 52 Subdivision: MAYFLOWER PARK Abbreviated Description: Lot:52 Subdivision:MAYFLOWER PARK

10	.36Mi.	**206 BOB WHITE ST** **PORTSMOUTH, VA 23701-1016**	02/10/2026	$200,000			//		206,910 SF

APN: 0633-0222 Document #: 202601463
Document Type: Bargain and Sale Deed Price Code: Q
Land Use: Residential (General) (Single)
Legal:

11	.37Mi.	**213 MAYFLOWER RD** **PORTSMOUTH, VA 23701-1334**	01/22/2026	$300,000	$163	1838	6//1	1957	16,553 SF

APN: 0620-0180 Document #: 202600748
Document Type: Bargain and Sale Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 87 Subdivision: MAYFLOWER PARK MapRef: MB 38 PG 39 Abbreviated Description: Lot:87 Subdivision:MAYFLOWER PARK Map Ref:MB 38 PG 39

12	.37Mi.	**216 CHARLOTTE DR** **PORTSMOUTH, VA 23701-1434**	12/03/2025	$310,000	$193	1603	5//1	1955	10,454 SF

APN: 0625-0050 Document #: 202512824
Document Type: Bargain and Sale Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 29 Section: 1 Subdivision: ELIZABETH ACRES MapRef: MB 34 PG 86 Abbreviated Description: Lot:29 Section:1 Subdivision:ELIZABETH ACRES Map Ref:MB 34 PG 86City/Muni/Twp:CHESAPEAKE City/Muni/Twp: CHESAPEAKE

13	.38Mi.	**200 BOB WHITE ST** **PORTSMOUTH, VA 23701-1016**	04/29/2026	$259,000	$255	1017	5//1	1955	9,583 SF

APN: 0633-0200 Document #: 202604647
Document Type: Bargain and Sale Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 64 Subdivision: PLAT OF BELMONT SECTION 2 NORFOLK VIRGINIA MapRef: MB 34 PG 85 Abbreviated Description: Lot:64 Subdivision:PLAT OF BELMONT SECTION 2 NORFOLK VIRGINIA Map Ref:MB 34 PG 85City/Muni/Twp:PORTSMOUTH City/Muni/Twp: PORTSMOUTH

14	.42Mi.	**46 CYPRESS RD** **PORTSMOUTH, VA 23701-1051**	08/12/2026	$185,000	$185	1000	4//1	1947	44,867 SF

APN: 0633-0060 Document #: 202608894
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: E-2 Subdivision: RESUBDIVISION OF SITE E CEDAR POINT MapRef: MB 4 PG 27 Abbreviated Description: Lot:E-2 Subdivision:RESUBDIVISION OF SITE E CEDAR POINT Map Ref:MB 4 PG 27City/Muni/Twp:PORTSMOUTH City/Muni/Twp: PORTSMOUTH

15	.43Mi.	**18 CYPRESS RD** **PORTSMOUTH, VA 23701-1024**	09/28/2026	$595,000	$289	2062	7//2	1978	37,897 SF

APN: 0636-0102 Document #: 202610548
Document Type: Bargain and Sale Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: A Subdivision: SUBDIVISION OF PROPERTY OWNED BY JAMES E J MapRef: MB 9 PG 12 Abbreviated Description: Lot:A Subdivision:SUBDIVISION OF PROPERTY OWNED BY JAMES E J Map Ref:MB 9 PG 12City/Muni/Twp:PORTSMOUTH City/Muni/Twp: PORTSMOUTH

16	.44Mi.	**104 CYPRESS RD** **PORTSMOUTH, VA 23701-1026**	04/09/2026	$254,900	$261	975	6//1	1959	59,242 SF

APN: 0633-0140 Document #: 202603842
Document Type: Bargain and Sale Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: CEDAR POINT Tract No: D MapRef: MB 37 PG 40 Abbreviated Description: Lot:2 Subdivision:CEDAR POINT Tract No:D Map Ref:MB 37 PG 40City/Muni/Twp:CHESAPEAKE City/Muni/Twp: CHESAPEAKE

17	.45Mi.	**32 CYPRESS RD** **PORTSMOUTH, VA 23701-1050**	08/04/2026	$310,000	$225	1375	/3/1	1953	13,068 SF

APN: 0636-0040 Document #: 202608552
Document Type: Bargain and Sale Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Block: G Subdivision: PLAT OF SUB-DIVISION OF SITE G CEDAR POINT Abbreviated Description: Lot:3 Block:G Subdivision:PLAT OF SUB-DIVISION OF SITE G CEDAR POINT

18	.45Mi.	**208 JACQUELYN DR** **PORTSMOUTH, VA 23701-1440**	12/29/2025	$280,000	$223	1255	5/4/1	1953	11,326 SF

APN: 0629-0370 Document #: 202513532
Document Type: Bargain and Sale Deed Price Code:
Land Use: Bungalow (Residential)
Legal: Lot: 35 Subdivision: PLAT OF BELMONT SECTION TWO NORFOLK COUNTY VIRG Abbreviated Description: Lot:35 Subdivision:PLAT OF BELMONT SECTION TWO NORFOLK COUNTY VIRG City/Muni/Twp:CHESAPEAKE City/Muni/Twp: CHESAPEAKE

19	.46Mi.	**206 JACQUELYN DR** **PORTSMOUTH, VA 23701-1440**	06/02/2026	$290,000	$302	960	5//1	1954	11,326 SF

APN: 0629-0380 Document #: 202606031
Document Type: Bargain and Sale Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 34 Subdivision: PLAT OF BELMONT SECTION 2 NORFOLK COUNTY Legal Unit: 2 MapRef: MB 34 PG 85 Abbreviated Description: Lot:34 Subdivision:PLAT OF BELMONT SECTION 2 NORFOLK COUNTY Legal Unit:2 Map Ref:MB 34 PG 85City/Muni/Twp:PORTSMOUTH City/Muni/Twp: PORTSMOUTH

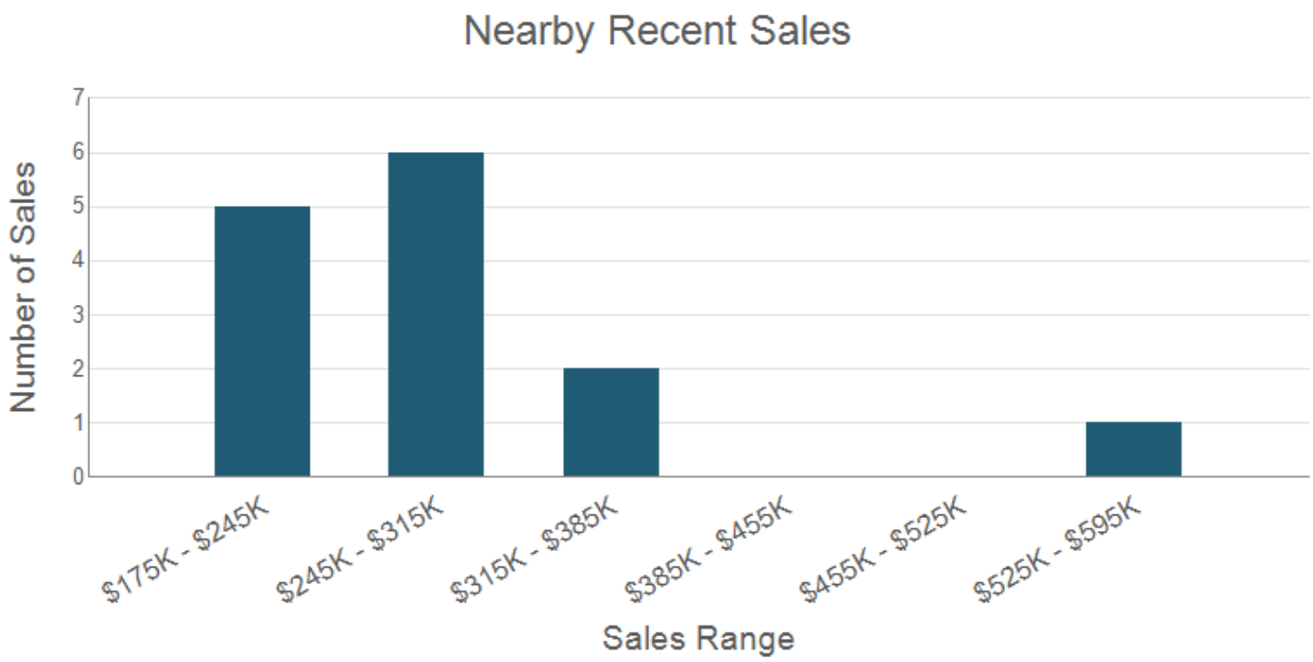
20	.48Mi.	**211 JACQUELYN DR** **PORTSMOUTH, VA 23701-1439**	02/03/2026	$275,000	$249	1105	5//1	1954	11,761 SF

APN: 0629-0180 Document #: 202601212
Document Type: Bargain and Sale Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 51 Subdivision: BELMONT SECTION TWO MapRef: MB 34 PG 85 Abbreviated Description: Lot:51 Subdivision:BELMONT SECTION TWO Map Ref:MB 34 PG 85City/Muni/Twp:PORTSMOUTH City/Muni/Twp: PORTSMOUTH

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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.	**339 SAUNDERS DR**		$328,710	$328,710	2,589	8//2	1954	20,038 SF	
.02Mi.	**337 SAUNDERS DR**		$269,800	$269,800	1,486	5/3/1	1966	10,454 SF	
.02Mi.	**832 MELVIN DR**	**04/19/1995**	$249,810	$249,810	1,282	6//1	1957	12,632 SF	
.04Mi.	**830 MELVIN DR**	**09/17/2025**	$278,730	$278,730	1,554	6//1	1955	12,197 SF	
.04Mi.	**335 SAUNDERS DR**	**02/09/2022**	$272,220	$272,220	1,519	5/3/1	1956	10,019 SF	
.04Mi.	**833 MELVIN DR**	**11/03/1999**	$229,960	$229,960	1,052	5//1	1955	11,326 SF	
.04Mi.	**333 SAUNDERS DR**	**03/30/1998**	$279,710	$279,710	1,519	6/2/1	1956	14,375 SF	
.04Mi.	**831 MELVIN DR**	**11/14/2025**	$258,730	$258,730	1,405	5//1	1955	12,632 SF	
.05Mi.	**344 SAUNDERS DR**	**10/29/2015**	$302,130	$302,130	2,389	8/3/2	1941	23,087 SF	
.05Mi.	**901 MELVIN DR**	**06/02/2026**	$253,400	$253,400	1,486	7/3/1	1956	10,454 SF	
.05Mi.	**828 MELVIN DR**		$233,020	$233,020	1,304	5//1	1957	12,197 SF	
.05Mi.	**829 MELVIN DR**	**10/11/2022**	$334,250	$334,250	2,042	8/4/2	1955	12,632 SF	
.05Mi.	**900 MELVIN DR**		$520,140	$520,140	1,596	7/3/2	1976	23,522 SF	
.05Mi.	**331 SAUNDERS DR**	**11/10/2022**	$325,220	$325,220	1,728	7/3/2	1956	12,197 SF	
.06Mi.	**903 MELVIN DR**		$277,330	$277,330	1,568	8//2	1956	12,632 SF	
.06Mi.	**350 SAUNDERS DR**		$607,330	$607,330	2,405	6//1	1954	29,621 SF	

Rent vs. Own

Households Occupied by Renters:	31%	Households Occupied by Owners:	63%

Demographics & Income

Median Age:	40.5 years old	Households:	9,950
Median Household Income:	$66,122	Households w/Family:	62%
Household Income Per Capita:	$34,966	Households w/Family Married:	34%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	Portsmouth City Public Schools	Students:	12,905
Number of Schools:	23	Rating:	D-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.08Mi.	**Manor High School** Number of Students: 1,149 Student-Teacher Ratio: 11.49 Advanced Placement: Yes	C-	Public	9 - 12
2.95Mi.	**William E. Waters Middle School** Number of Students: 549	D-	Public	7 - 8

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Student-Teacher Ratio: 11.93				
0.70Mi. **Olive Branch Preschool Center** Number of Students: 171 Student-Teacher Ratio: 8.55		NA	Public	PK - PK
1.58Mi. **Simonsdale Elementary School** Number of Students: 613 Student-Teacher Ratio: 15.33		D	Public	KG - 6

Flood Report

The Subject Property of **339 SAUNDERS DR, PORTSMOUTH, VA 23701-1041** 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	113%	HIGHER
BURGLARY	113%	HIGHER
MOTOR VEHICLE THEFT	102%	SIMILAR
FORCIBLE ROBBERY	120%	HIGHER
AGGRAVATED ASSAULT	99%	SIMILAR
FORCIBLE RAPE	106%	SIMILAR
MURDER	109%	SIMILAR
OVERALL	105%	SIMILAR

Disaster Alerts

1/22/2026 - Severe Winter Storm

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