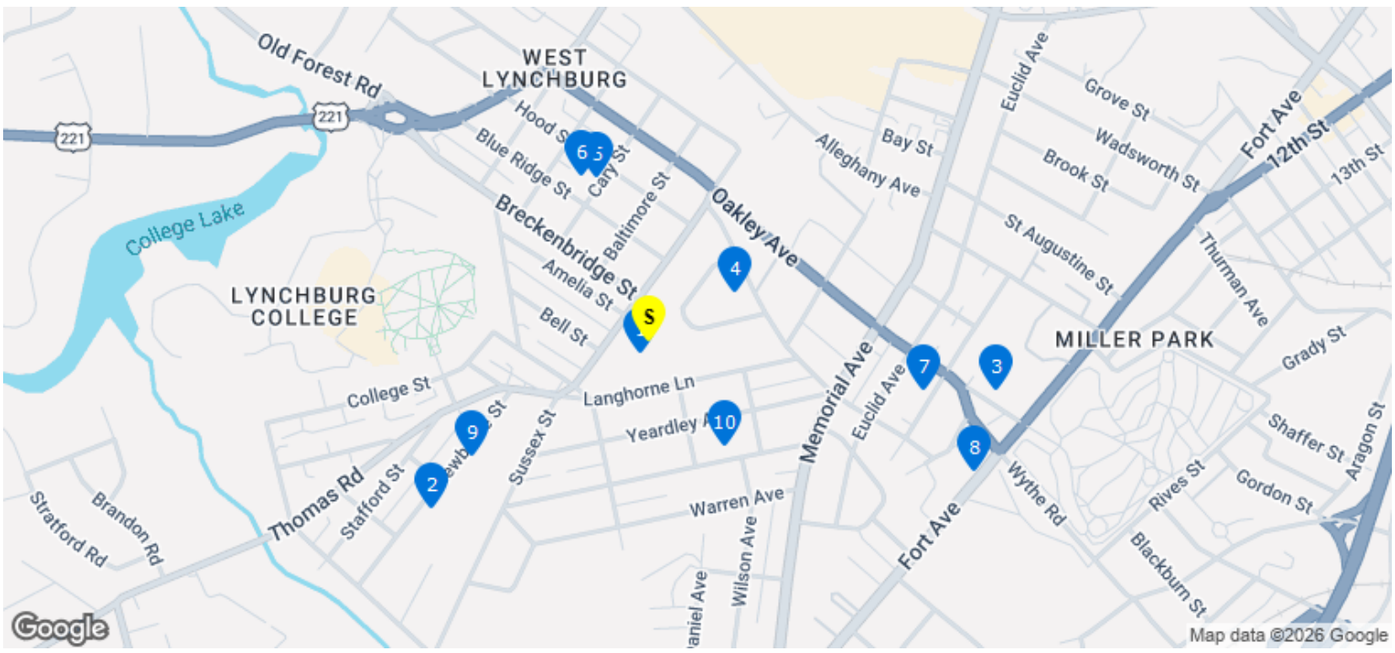
ICE SiteX Report

OrderID: 98761600

SiteX Property Information Report



Subject Property Location

3400 RICHMOND ST, LYNCHBURG, VA 24501-3608

County:	**LYNCHBURG CITY VA**	Census Tract:	0008.01
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	030 01 100	Thomas Bros Pg-Grid:	

Valuation

Value:	**$164,000**	FSD:	8	Common Confidence Score:	78
Value Range:	$150,880 - $177,120	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$30,000	Market Land Value:	$30,000	Tax Year:	2026
Assd Improvement:	$87,500	Market Improvment Value:	$87,500	Total Taxable Value:	$987
Total Assessed Value:	$117,500	Total Assessor Market Value:	$117,500	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 19,18 Block: 16 Section: 2 Subdivision: WEST END - WEST SIDE
Abbreviated Description: WEST LYNCHBURG, SEC 2, BLK 16, LOT 19 & PT LOT 18

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	1017 SF	Baths:	1	Fireplace:	
Year Built:	1915	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	4	Ext Walls:	Siding (Alum/Vinyl)
Number of Units:		Garage Type:		Heating:	Heat Pump
Number of Stories:	1	Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	Composition Shingle
		Foundation:	Crawl/Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/10/2025	Sales Price:	$74,450
Document #:	250003587 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	05/03/2024	Loan Amount:	N/A
Document #:	240002536 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	04/26/2024		
TD Due Date:	04/01/2064	Type Finance:	
Legal Description:			
Block: 16 Map Ref: 0			

Prior Transfer

Recording Date:	08/10/2020	Sales Price:	$74,000
Document #:	200005513 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	07/22/2020	Loan Amount:	N/A

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Document #:	200005008 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	07/16/2020		
TD Due Date:	08/01/2050	Type Finance:	Fixed Rate

Legal Description:
Block: 16 Subdivision: WEST LYNCHBURG LAND CO Map Ref: 0

Mortgage Record

Recording Date:	07/10/2018	Loan Amount:	N/A
Document #:	180004295 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	06/27/2018		
TD Due Date:	08/01/2048	Type Finance:	

Legal Description:
Subdivision: RESURVEY OF LOT 19 AND PART OF 18 SECTION 2 BLOCK Map Ref: DD 896 PG 711
City/Muni/Twp: LYNCHBURG

Prior Transfer

Recording Date:	07/10/2018	Sales Price:	$74,000
Document #:	180004294 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	06/27/2018		
Document Type:	Deed		

Legal Description:
Subdivision: RESURVEY OF LOT 19 AND PART OF 18 SECTION 2 BLOCK Map Ref: DD 896 PG 711
City/Muni/Twp: LYNCHBURG

Area Sales Analysis

Total Area Sales	$1,564,600	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	1
Median Living Area	991 SF	Median Year Built	1923
Price Range - 2 Yrs	$85,000 to $185,000	Age Range	86 years to 116 years
Median Value	$169,000	Median Age	103.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.1Mi.	**311 BELL ST** **LYNCHBURG, VA 24501-6003**	10/19/2026	$339,900	$208	1636	//	2026	SF	
		APN: 013 19 009 Document #: 260006732 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 6 Block: 18 MapRef: DOC 110003343 Abbreviated Description: Lot:6 Block:18 Map Ref:DOC 110003343City/Muni/Twp:LYNCHBURG City/Muni/Twp: LYNCHBURG								
2	.13Mi.	**106 BLUE RIDGE ST** **LYNCHBURG, VA 24501-5825**	08/18/2026	$161,000	$181	889	5//1	1955	SF	
		APN: 013 12 010 Document #: 260005367 Document Type: Bargain and Sale Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 4 Block: 6 Subdivision: PLAN OF SECTIONS 1 & 2 WEST LYNCHBURG MapRef: MB 53 PG 53 Abbreviated Description: Lot:4 Block:6 Subdivision:PLAN OF SECTIONS 1 & 2 WEST LYNCHBURG Map Ref:MB 53 PG 53City/Muni/Twp:LYNCHBURG City/Muni/Twp: LYNCHBURG								
3	.13Mi.	**226 BELL ST** **LYNCHBURG, VA 24501-6022**	07/15/2026	$275,000	$148	1858	6//1	1910	SF	
		APN: 013 18 030 Document #: 260004592 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 30 Block: 17 Section: 2 Subdivision: WEST LYNCHBURG LAND COMPANY MapRef: DOC 53 PG 51 Abbreviated Description: Lot:30 Block:17 Section:2 Subdivision:WEST LYNCHBURG LAND COMPANY Map Ref:DOC 53 PG 51City/Muni/Twp:LYNCHBURG City/Muni/Twp: LYNCHBURG								
4	.14Mi.	**205 BLUE RIDGE ST** **LYNCHBURG, VA 24501-5828**	10/02/2026	$100,000	$119	843	5//1	1948	SF	
		APN: 013 14 004 Document #: 260006436 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Lot: 9 Block: 12 Section: 2 Subdivision: WEST LYNCHBURG LAND COMPANY MapRef: MB 53 PG 49 Abbreviated Description: Lot:9 Block:12 Section:2 Subdivision:WEST LYNCHBURG LAND COMPANY Map Ref:MB 53 PG 49City/Muni/Twp:LYNCHBURG City/Muni/Twp: LYNCHBURG								
5	.14Mi.	**225 BELL ST** **LYNCHBURG, VA 24501-6023**	09/08/2026	$120,000	$143	838	5//	1941	SF	
		APN: 013 19 003 Document #: 260005856 Document Type: Bargain and Sale Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 11 Block: 18 Section: 2 Subdivision: WEST LYNCHBURG LAND COMPANY MapRef: MB 53 PG 49 Abbreviated Description: Lot:11 Block:18 Section:2 Subdivision:WEST LYNCHBURG LAND COMPANY Map Ref:MB 53 PG 49City/Muni/Twp:LYNCHBURG City/Muni/Twp: LYNCHBURG								
6	.16Mi.	**201 BELL ST** **LYNCHBURG, VA 24501-6023**	07/17/2026	$166,900	$158	1058	5//	1922	5,793 SF	
		APN: 013 19 001 Document #: 260004635 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 12 Block: 18 Section: 2 Subdivision: PLAT SHOWING RESURVEY OF PART OF LOT 12 BLOCK 18 S Abbreviated Description: Lot:12 Block:18 Section:2 Subdivision:PLAT SHOWING RESURVEY OF PART OF LOT 12 BLOCK 18 S Abbreviated Description:PORTION LOT12 City/Muni/Twp:LYNCHBURG City/Muni/Twp: LYNCHBURG								
7	.16Mi.	**400 YEARDLEY AVE** **LYNCHBURG, VA 24501-6123**	06/29/2026	$190,000	$122	1558	7//2	1924	SF	
		APN: 030 19 005 Document #: 260004197 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 1 Block: 25 Subdivision: WESTOVER HEIGHTS MapRef: MB 1 PG 1 Abbreviated Description: Lot:1 Block:25 Subdivision:WESTOVER HEIGHTS Map Ref:MB 1 PG 1City/Muni/Twp:LYNCHBURG City/Muni/Twp: LYNCHBURG								
8	.18Mi.	**408 YEARDLEY AVE** **LYNCHBURG, VA 24501-6123**	07/22/2026	$155,000	$95	1640	6//1	1924	5,663 SF	
		APN: 030 19 009 Document #: 260004731 Document Type: Bargain and Sale Deed Price Code: A Land Use: Single Family Residential								

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Legal: Lot: 5 Block: 25 Subdivision: WESTOVER HEIGHTS MapRef: MB 1 PG 1 Abbreviated Description: Lot:5 Block:25 Subdivision:WESTOVER HEIGHTS Map Ref:MB 1 PG 1City/Muni/Twp:LYNCHBURG City/Muni/Twp: LYNCHBURG

9	.2Mi.	**322 WESTOVER BLVD** **LYNCHBURG, VA 24501-3640**	07/15/2026	$230,000	$162	1417	5//1	1929	SF

APN: 030 17 023 Document #: 260004590
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 11 Block: 17 Subdivision: WESTOVER HEIGHTS MapRef: DOC 020007266 Abbreviated Description: Lot:11 Block:17 Subdivision:WESTOVER HEIGHTS Map Ref:DOC 020007266City/Muni/Twp:LYNCHBURG City/Muni/Twp: LYNCHBURG

10	.23Mi.	**408 WESTOVER BLVD** **LYNCHBURG, VA 24501-6121**	09/28/2026	$203,400	$200	1015	6//1	1939	6,316 SF

APN: 030 20 015 Document #: 260006305
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 Block: 24 Subdivision: WESTOVER HEIGHTS MapRef: MB 1 PG 1 Abbreviated Description: Lot:5 Block:24 Subdivision:WESTOVER HEIGHTS Map Ref:MB 1 PG 1City/Muni/Twp:LYNCHBURG City/Muni/Twp: LYNCHBURG

11	.24Mi.	**401 WESTOVER BLVD** **LYNCHBURG, VA 24501-6120**	07/28/2026	$267,900	$149	1796	7//2	1922	SF

APN: 030 21 013 Document #: 260004859
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 13 Block: 6 Subdivision: WESTOVER HEIGHTS MapRef: MB 1 PG 1 Abbreviated Description: Lot:13 Block:6 Subdivision:WESTOVER HEIGHTS Map Ref:MB 1 PG 1City/Muni/Twp:LYNCHBURG City/Muni/Twp: LYNCHBURG

12	.29Mi.	**412 WARREN AVE** **LYNCHBURG, VA 24501-6117**	09/30/2026	$210,000	$169	1246	4//1	1948	SF

APN: 030 21 020 Document #: 260006373
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 7 Block: 6 Subdivision: WESTOVER HEIGHTS MapRef: MB 1 PG 1 Abbreviated Description: Lot:7 Block:6 Subdivision:WESTOVER HEIGHTS Map Ref:MB 1 PG 1City/Muni/Twp:LYNCHBURG City/Muni/Twp: LYNCHBURG

13	.29Mi.	**227 WARREN AVE** **LYNCHBURG, VA 24501-3631**	09/29/2026	$260,380	$179	1453	9//1	1924	SF

APN: 030 22 006 Document #: 260006334
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 21 Block: 15 Subdivision: WESTOVER HEIGHTS ADDITION MapRef: MB 1 PG 1 Abbreviated
Description: Lot:21 Block:15 Subdivision:WESTOVER HEIGHTS ADDITION Map Ref:MB 1 PG 1City/Muni/Twp:LYNCHBURG City/Muni/Twp: LYNCHBURG

14	.29Mi.	**205 WARREN AVE** **LYNCHBURG, VA 24501-3631**	09/11/2026	$250,000	$153	1630	7//2	1923	SF

APN: 030 22 016 Document #: 260005967
Document Type: Bargain and Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 11 Block: 15 Subdivision: WESTOVER HEIGHTS ADDITION MapRef: MB 1 PG 1 Abbreviated
Description: Lot:11 Block:15 Subdivision:WESTOVER HEIGHTS ADDITION Map Ref:MB 1 PG 1City/Muni/Twp:LYNCHBURG City/Muni/Twp: LYNCHBURG

15	.29Mi.	**319 WARREN AVE** **LYNCHBURG, VA 24501-3633**	07/06/2026	$254,900	$132	1936	5//2	1972	SF

APN: 030 22 003 Document #: 260004378
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 24 Block: 15 Subdivision: WESTOVER HEIGHTS EV PERRY SUBDIVISION MapRef: MB 1 PG 1 Abbreviated
Description: Lot:24 Block:15 Subdivision:WESTOVER HEIGHTS EV PERRY SUBDIVISION Map Ref:MB 1 PG 1City/Muni/Twp:LYNCHBURG City/Muni/Twp: LYNCHBURG

16	.31Mi.	**3202 MEMORIAL AVE** **LYNCHBURG, VA 24501-6226**	10/21/2026	$145,000	$40	3669	//	1922	6,970 SF

APN: 030 12 030 Document #: 260006799
Document Type: Deed Price Code:
Land Use: Commercial (General)
Legal: Lot: B Subdivision: PLAT OF PARTITION OF LOTS 1 2 & 3 BLOCK 2 ROSS ADD Abbreviated Description: Lot:B Subdivision:PLAT OF PARTITION OF LOTS 1 2 & 3 BLOCK 2 ROSS ADD City/Muni/Twp:LYNCHBURG City/Muni/Twp: LYNCHBURG

17	.35Mi.	**211 COLLEGE DR** **LYNCHBURG, VA 24501-6011**	08/21/2026	$126,000	$181	697	4//	1946	SF

APN: 014 13 015 Document #: 260005466
Document Type: Bargain and Sale Deed Price Code: A
Land Use: Parochial School, Private School
Legal: Lot: 6 Block: 15 Section: 2 Subdivision: MAP OF LANDS OF WEST LYNCHBURG LAND COMPANY MapRef: DOC 53 Abbreviated
Description: Lot:6 Block:15 Section:2 Subdivision:MAP OF LANDS OF WEST LYNCHBURG LAND COMPANY Map Ref:DOC 53City/Muni/Twp:LYNCHBURG City/Muni/Twp: LYNCHBURG

18	.38Mi.	**716 EUCLID AVE** **LYNCHBURG, VA 24501-3704**	10/09/2026	$105,000	$53	1993	8//2	1905	SF

APN: 012 09 017 Document #: 260006563
Document Type: Bargain and Sale Deed Price Code: A
Land Use: Duplex (2 units, any combination)
Legal: Lot: 5 Block: 4 Subdivision: CENTRAL PARK ADDITION TO LYNCHBURG MapRef: MB 56 PG 73 Abbreviated
Description: Lot:5 Block:4 Subdivision:CENTRAL PARK ADDITION TO LYNCHBURG Map Ref:MB 56 PG 73City/Muni/Twp:LYNCHBURG City/Muni/Twp: LYNCHBURG

19	.39Mi.	**704 EUCLID AVE** **LYNCHBURG, VA 24501-3704**	07/07/2026	$170,000	$187	910	5//1	1936	SF

APN: 012 09 023 Document #: 260004396
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 11 Block: 4 Subdivision: CENTRAL PARK ADDITION MapRef: MB 56 PG 73 Abbreviated Description: Lot:11 Block:4 Subdivision:CENTRAL PARK ADDITION Map Ref:MB 56 PG 73City/Muni/Twp:LYNCHBURG City/Muni/Twp: LYNCHBURG

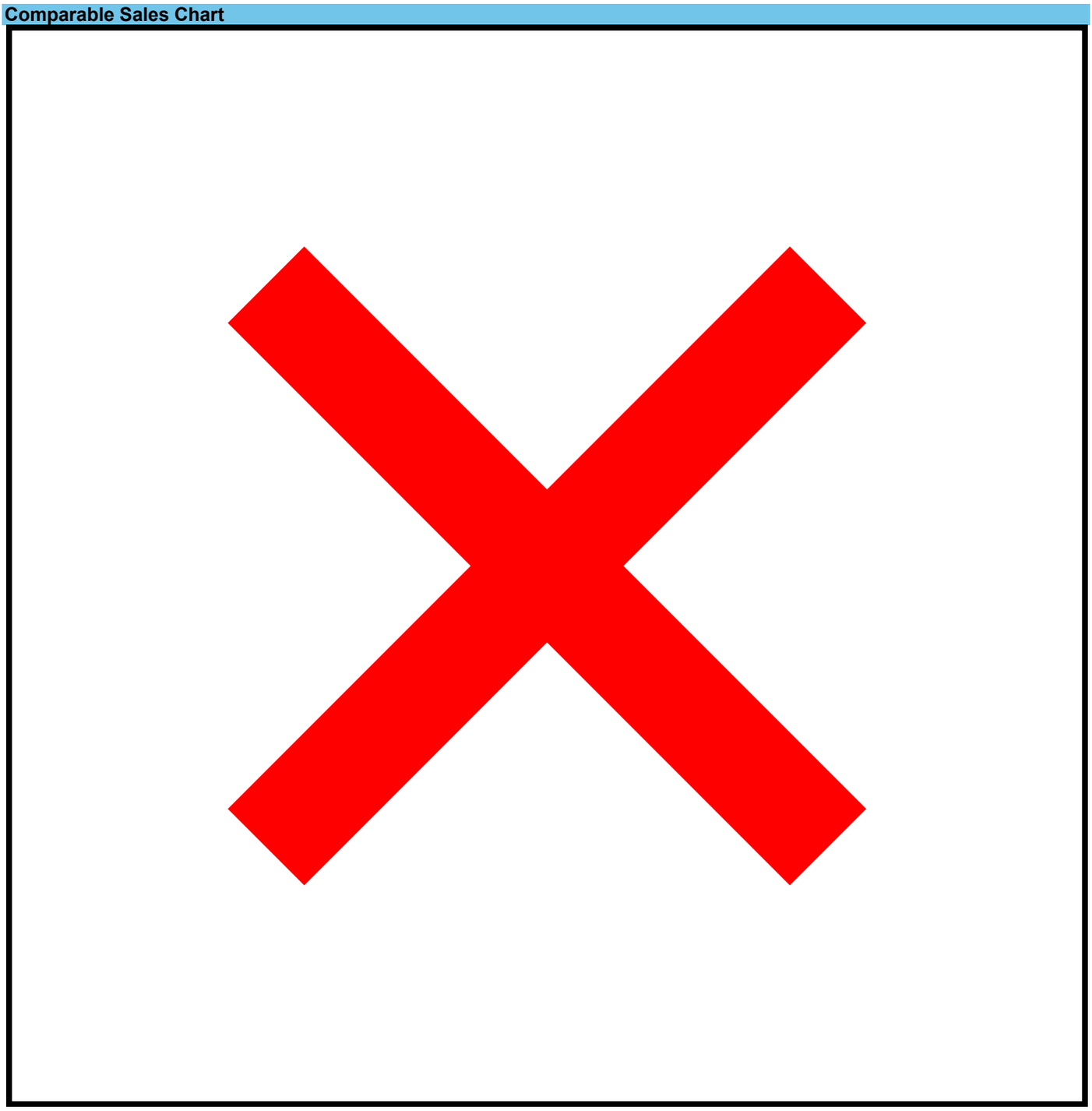
20	.41Mi.	**707 MANSFIELD AVE** **LYNCHBURG, VA 24501-3705**	08/11/2026	$259,027	$82	3144	14//4	1936	SF

APN: 012 09 004 Document #: 260005185
Document Type: Deed Price Code: A
Land Use: Multi-Family Dwellings (Generic, any combination 2+)
Legal: Lot: 23 Block: 4 Subdivision: CENTRAL PARK ADDITION MapRef: MB 870 PG 603 Abbreviated Description: Lot:23 Block:4 Subdivision:CENTRAL PARK ADDITION Map Ref:MB 870 PG 603City/Muni/Twp:LYNCHBURG City/Muni/Twp: LYNCHBURG

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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.

ICE SiteX Report

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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.	**3400 RICHMOND ST**	**07/10/2018**	$117,500	$117,500	1,017	4//1	1915		
.01Mi.	**3418 RICHMOND ST**	**06/14/2006**	$161,200	$161,200	1,454	4//1	1915		
.01Mi.	**3308 RICHMOND ST**	**02/22/1996**	$115,700	$115,700	744	4//1	1949		
.02Mi.	**3428 RICHMOND ST**	**05/19/2026**	$157,000	$157,000	986	4//1	1915		
.03Mi.	**3304 RICHMOND ST**	**09/11/2020**	$152,600	$152,600	753	5//1	1949	10,846 SF	
.03Mi.	**3438 RICHMOND ST**	**02/16/2021**	$157,000	$157,000	998	5//1	1915		
.04Mi.	**3448 RICHMOND ST**	**07/21/1988**	$148,600	$148,600	2,162	7//1	1915		
.04Mi.	**3302 RICHMOND ST**	**09/30/2002**	$134,300	$134,300	1,460	6//2	1950		
.04Mi.	**235 AMELIA ST**	**05/26/2021**	$120,800	$120,800	956	4//1	1959		
.05Mi.	**352 BELL ST**	**07/12/2019**	$160,600	$160,600	1,102	5//1	1925		
.05Mi.	**3456 RICHMOND ST**	**03/07/2019**	$120,700	$120,700	1,215	5//1	1910		
.05Mi.	**308 LANGHORNE LN**	**04/27/2023**	$258,300	$258,300	1,797	8//2	1948		
.05Mi.	**3210 RICHMOND ST**	**02/16/2021**	$148,600	$148,600	821	4//1	1939		
.05Mi.	**233 AMELIA ST**	**01/19/1999**	$107,300	$107,300	960	4//1	1910		
.05Mi.	**238 MCWANE CIR**	**02/07/1990**	$278,400	$278,400	2,367	9//2	1934		
.05Mi.	**310 LANGHORNE LN**	**06/11/2026**	$203,400	$203,400	1,664	5//1	1948		

Rent vs. Own

Households Occupied by Renters:	49%	Households Occupied by Owners:	39%

Demographics & Income

Median Age:	33.4 years old	Households:	10,843
Median Household Income:	$51,246	Households w/Family:	59%
Household Income Per Capita:	$28,768	Households w/Family Married:	32%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

School District Zone:	Lynchburg City Public Schools	Students:	7,657
Number of Schools:	20	Rating:	D-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.50Mi.	**T. C. Miller Elementary School** Number of Students: 168 Student-Teacher Ratio: 10.5	D-	Public	KG - 5
1.74Mi.	**P. L. Dunbar Middle School** Number of Students: 531 Student-Teacher Ratio: 11.54	D+	Public	6 - 8
0.85Mi.	**E. C. Glass High School** Number of Students: 1,220 Student-Teacher Ratio: 13.56 Advanced Placement: Yes	C	Public	9 - 12

Flood Report

The Subject Property of **3400 RICHMOND ST, LYNCHBURG, VA 24501-3608** 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	125%	HIGHER
BURGLARY	114%	HIGHER
MOTOR VEHICLE THEFT	133%	NOTABLY HIGHER
FORCIBLE ROBBERY	117%	HIGHER
AGGRAVATED ASSAULT	101%	SIMILAR
FORCIBLE RAPE	111%	HIGHER
MURDER	125%	HIGHER
OVERALL	118%	HIGHER

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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ICE SiteX Report

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Data deemed reliable, but not guaranteed.

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