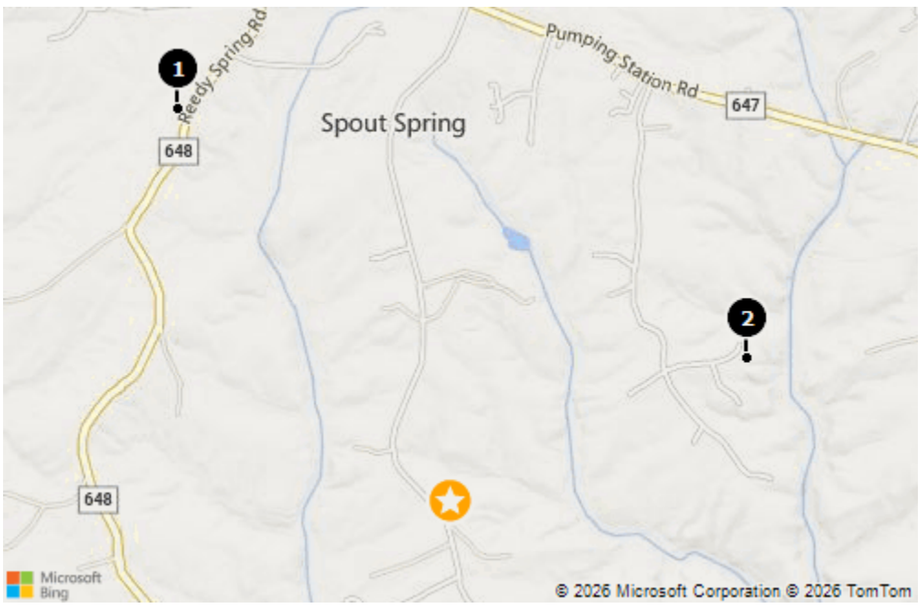
ICE SiteX Report

OrderID: 98263288

SiteX Property Information Report



Subject Property Location

3418 SALEM RD, SPOUT SPRING, VA 24593-9641

County:	**APPOMATTOX VA**	Census Tract:	510110401.011011
Property Use:	Mobile/Manufactured Home (regardless of ownership)	Zoning:	
Parcel Number:	74 A 43	Thomas Bros Pg-Grid:	

Valuation

Value:	**$197,000**	FSD:	9	Common Confidence Score:	71
Value Range:	$179,270 - $214,730	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$26,400	Market Land Value:	$26,400	Tax Year:	2026
Assd Improvement:	$144,600	Market Improvment Value:	$144,600	Total Taxable Value:	$770
Total Assessed Value:	$171,000	Total Assessor Market Value:	$171,000	Delinquent Year:	
				Tax Account ID:	4425
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 2	
Abbreviated Description:	NR SPOUT SPRING DB 162/859 2.00AC
City/Muni/Twp:	SOUTHSIDE

Property Characteristics

Lot Size:	2.000 AC	Bedrooms:	3	Pool:	
Building Area:	1512 SF	Baths:	2	Fireplace:	
Year Built:	2018	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	5	Ext Walls:	4
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:	4	Basement:		Roof Cover:	Comp Shingle
		Foundation:	Block	Elevator:	

Subject Property Deed/Transfer History
Prior Transfer

Recording Date:	08/01/2024	Sales Price:	$240,000
Document #:	1220 BK-PG 2024 -1220	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 2
Abbreviated Description: NR SPOUT SPRING DB 162/859 2.00AC
City/Muni/Twp: SOUTHSIDE

Area Sales Analysis

Total Area Sales	$451,236	Median # of Bedrooms	3.5
Median Lot Size	262,341 SF	Median # of Baths	2
Median Living Area	1,512 SF	Median Year Built	2010
Price Range - 2 Yrs	$162,236 to $289,000	Age Range	2 years to 30 years
Median Value	$225,618	Median Age	16 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.24Mi.	**4913 REEDY SPRING RD SPOUT SPRING, VA 24593-9753**	08/29/2025	$289,000	$191	1512	/4/2	1996	306,881 SF	
		APN: 73 A 33B Document #: 1682								

ICE SiteX Report

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Document Type: Price Code: A
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: District: 2 Abbreviated Description: District:2 Abbreviated Description:NR OLD CONCORD CH INST 2023/961 7.06AC PLAT 225/893 City/Muni/Twp:SOUTHSIDE City/Muni/Twp: SOUTHSIDE

2	.89Mi.	**288 DEER PATH DR SPOUT SPRING, VA 24593-2707**	09/30/2024	$162,236	$107	1512	/3/2	2024	217,801 SF

APN: 74 8 7 Document #: 1568
Document Type: Price Code: A
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 7 District: 2 Abbreviated Description: Lot:7 District:2 Abbreviated Description:CHESTNUT HILLS INST 2017/1506 5.001AC PLAT BK 7/30 LOT 7 City/Muni/Twp:SOUTHSIDE City/Muni/Twp: SOUTHSIDE

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.	**3418 SALEM RD**	**08/01/2024**	$171,000	$171,000	1,512	5/3/2	2018	2 SF	
.12Mi.	**3343 SALEM RD**		$112,700	$112,700	1,602	/3/1	1987	3 SF	
.26Mi.	**3635 SALEM RD**		$75,000	$75,000	912	4/3/1	1988	2 SF	
.54Mi.	**156 OAKVIEW CT**	**06/18/2010**	$163,900	$163,900	1,836	/3/2	1999	5 SF	
.57Mi.	**932 CARSON DR**	**12/08/1988**	$211,200	$211,200	2,032	/3/2	2002	5 SF	
.6Mi.	**950 CARSON DR**	**11/13/2006**	$117,300	$117,300	1,188	/3/2	1996	5 SF	
.64Mi.	**1062 CARSON DR**	**01/27/2022**	$86,000	$86,000	896	/2/2	1991	5 SF	
.69Mi.	**2753 SALEM RD**	**08/05/2015**	$224,400	$224,400	1,356	/3/2	1982	6 SF	
.72Mi.	**715 CARSON DR**	**03/18/2019**	$112,100	$112,100	1,544	4/3/1	1992	5 SF	
.75Mi.	**1113 CARSON DR**	**03/24/1992**	$122,600	$122,600	1,484	6/3/2	1996	5 SF	
.77Mi.	**2657 SALEM RD**	**06/17/2021**	$245,200	$245,200	2,544	/5/3	1990	5 SF	
.8Mi.	**1173 CARSON DR**	**02/28/2014**	$119,200	$119,200	972	/3/2	2002	5 SF	
.8Mi.	**241 DEER PATH DR**	**03/01/2005**	$152,200	$152,200	1,512	6/3/2	2007	5 SF	
.81Mi.	**3750 REEDY SPRING RD**	**05/31/1996**	$136,900	$136,900	1,656	/4/2	1996	3 SF	
.81Mi.	**232 DEER PATH DR**		$119,300	$119,300	1,428	/3/2	1998	5 SF	
.81Mi.	**2605 SALEM RD**	**02/09/2022**	$133,100	$133,100	1,224	/3/2	1990	2 SF	

Rent vs. Own

Households Occupied by Renters:	13%	Households Occupied by Owners:	78%

Demographics & Income

Median Age:	41.6 years old	Households:	1,055
Median Household Income:	$87,489	Households w/Family:	79%
Household Income Per Capita:	$40,304	Households w/Family Married:	69%
Most Common Education Level:	High School Graduate	Households w/Family Children:	34%

School District

School District Zone:	Appomattox County Public Schools	Students:	2,421
Number of Schools:	4	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.76Mi.	**Appomattox Primary School** Number of Students: 609 Student-Teacher Ratio: 13.1	B	Public	PK - 2
5.09Mi.	**Appomattox Middle School** Number of Students: 542 Student-Teacher Ratio: 12.68	B	Public	6 - 8
4.80Mi.	**Appomattox County High School** Number of Students: 731 Student-Teacher Ratio: 13.86 Advanced Placement: Yes	D	Public	9 - 12
4.34Mi.	**Appomattox Elementary School** Number of Students: 539 Student-Teacher Ratio: 14.17	B	Public	3 - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	23%	SIGNIFICANTLY LOWER
BURGLARY	81%	LOWER
MOTOR VEHICLE THEFT	19%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	105%	SIMILAR
AGGRAVATED ASSAULT	80%	LOWER
FORCIBLE RAPE	129%	HIGHER
MURDER	72%	NOTABLY LOWER
OVERALL	68%	NOTABLY LOWER

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Disaster Alerts

9/25/2024 - Tropical Storm Helene 2/10/2025 - Flood 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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