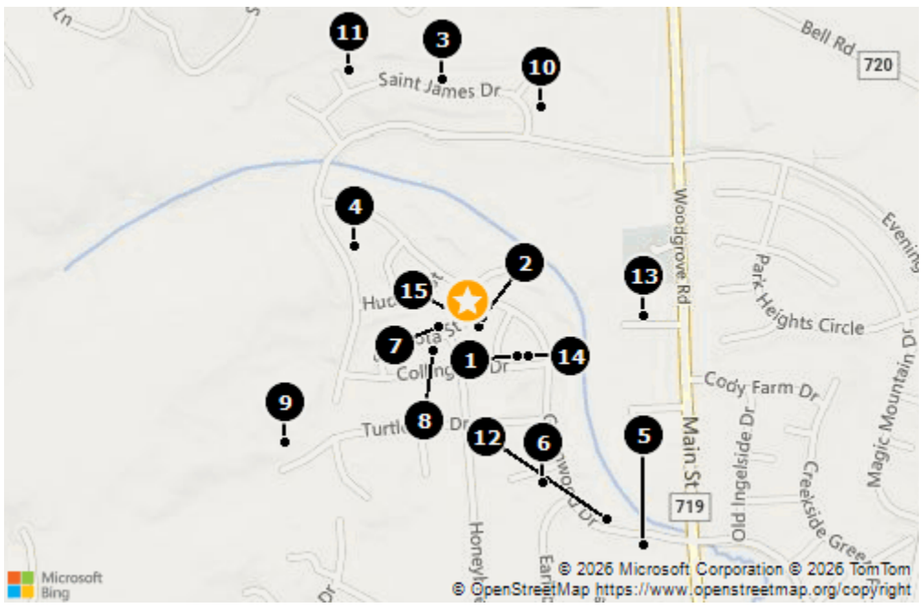
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

35554 SARASOTA ST, ROUND HILL, VA 20141-4447

County:	**LOUDOUN VA**	Census Tract:	511076102.022006
Property Use:	Single Family Residential	Zoning:	PDH3
Parcel Number:	583-18-6882-000	Thomas Bros Pg-Grid:	847-3E

Valuation

Value:	**$733,000**	FSD:	4	Common Confidence Score:	97
Value Range:	$703,680 - $762,320	ICE Confidence Score:	96		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$188,500	Market Land Value:	$188,500	Tax Year:	2025
Assd Improvement:	$527,920	Market Improvment Value:	$527,920	Total Taxable Value:	$5,767
Total Assessed Value:	$716,420	Total Assessor Market Value:	$716,420	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 170 Subdivision: ROUND HILL Phase No: 3A Map Ref: 34//46///170
Abbreviated Description: MOUNTAIN VALLEY PH.IIIA ROUND HILL LOT 170 200612280107651 200502180018960P
City/Muni/Twp: CATOCTIN

Property Characteristics

Lot Size:	6,534 SF	Bedrooms:	3	Pool:	
Building Area:	2541 SF	Baths:	2	Fireplace:	1
Year Built:	2005	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Masonry
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	2+B	Number of Cars:		A/C:	Central
Style:	Colonial	Basement:	Finished	Roof Cover:	Asphalt
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	04/28/2023	Loan Amount:	N/A
Document #:	202304280015810 BK-PG -	Loan Type:	VA
TD Due Date:	05/01/2053	Type Finance:	FIX

Legal Description:
Lot: 170 Subdivision: MOUNTAIN VALLEY

Mortgage Record

Recording Date:	06/27/2022	Loan Amount:	N/A
Document #:	202206270037732 BK-PG -	Loan Type:	Stand Alone Refi
TD Due Date:	07/01/2052	Type Finance:	FIX

Legal Description:
Lot: 170 Subdivision: MOUNTAIN VALLEY

Prior Transfer

Recording Date:	06/25/2015	Sales Price:	$390,000
Document #:	BK-PG 201506250-042290	Type of Sale:	Full Amount on Deed
Contract Date:	06/25/2015		
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/02/2010	Loan Amount:	N/A

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Document #:	BK-PG 201011020-69192	Loan Type:	New Conventional
TD Due Date:	11/01/2040	Type Finance:	FIX
Legal Description:			

Prior Transfer

Recording Date:	12/28/2006	Sales Price:	$395,000
Document #:	200612280107651 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	12/14/2006		
Document Type:			
Legal Description:			

Prior Transfer

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

Legal Description:
Lot: 170 Subdivision: ROUND HILL Phase No: 3A Map Ref: 34//46///170
Abbreviated Description: MOUNTAIN VALLEY PH.IIIA ROUND HILL LOT 170 200612280107651 200502180018960P
City/Muni/Twp: CATOCTIN

Area Sales Analysis

Total Area Sales	$11,342,000	Median # of Bedrooms	4
Median Lot Size	9,583 SF	Median # of Baths	3
Median Living Area	2,774 SF	Median Year Built	2005
Price Range - 2 Yrs	$110,000 to $940,000	Age Range	10 years to 24 years
Median Value	$799,900	Median Age	21 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.09Mi.	**35536 COLLINGTON DR** **ROUND HILL, VA 20141-4435**	07/22/2026	$110,000	$46	2352	/4/3	2005	7,405 SF	
		APN: 583-19-0144-000 Document #: 20260722-0037886 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 199 Subdivision: MOUNTAIN VALLEY Phase No: 3A MapRef: DOC 20050280018959 Abbreviated Description: Lot:199 Subdivision:MOUNTAIN VALLEY Phase No:3A Map Ref:DOC 20050280018959								
2	.03Mi.	**35551 SARASOTA ST** **ROUND HILL, VA 20141-4449**	07/17/2026	$735,000	$334	2196	/4/2	2005	6,098 SF	
		APN: 583-18-7970-000 Document #: 20260717-0037107 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 185 Subdivision: MOUNTAIN VALLEY Phase No: 3B MapRef: DOC 200503160026989 Abbreviated Description: Lot:185 Subdivision:MOUNTAIN VALLEY Phase No:3B Map Ref:DOC 200503160026989								
3	.28Mi.	**35514 SAINT JAMES DR** **ROUND HILL, VA 20141-4461**	05/18/2026	$835,000	$301	2774	/4/3	2014	14,375 SF	
		APN: 583-38-5001-000 Document #: 20260518-0025605 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 36 Subdivision: MOUNTAIN VALLEY Phase No: IIIC MapRef: DOC 20080729-0046297 Abbreviated Description: Lot:36 Subdivision:MOUNTAIN VALLEY Phase No:IIIC Map Ref:DOC 20080729-0046297City/Muni/Twp:ROUND HILL City/Muni/Twp: ROUND HILL								
4	.16Mi.	**16771 EVENING STAR DR** **ROUND HILL, VA 20141-4471**	05/13/2026	$870,000	$313	2775	/4/3	2015	9,583 SF	
		APN: 583-27-9417-000 Document #: 20260513-0024738 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 135 Subdivision: MOUNTAIN VALLEY Phase No: III-B MapRef: DOC 20050316-0026990 Abbreviated Description: Lot:135 Subdivision:MOUNTAIN VALLEY Phase No:III-B Map Ref:DOC 20050316-0026990City/Muni/Twp:ROUND HILL City/Muni/Twp: ROUND HILL								
5	.38Mi.	**17239 GREENWOOD DR** **ROUND HILL, VA 20141-4426**	02/06/2026	$800,000	$259	3077	/4/2	2004	10,019 SF	
		APN: 584-49-8619-000 Document #: 20260206-0006079 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 36 Subdivision: GREENWOOD COMMONS MapRef: DOC 20030519-0058984 Abbreviated Description: Lot:36 Subdivision:GREENWOOD COMMONS Map Ref:DOC 20030519-0058984								
6	.25Mi.	**35611 HAMLET CT** **ROUND HILL, VA 20141-4427**	01/23/2026	$865,000	$302	2856	/5/4	2004	10,454 SF	
		APN: 584-49-2059-000 Document #: 20260123-0003871 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Subdivision: GREENWOOD COMMONS MapRef: DOC 200305190058984 Abbreviated Description: Lot:13 Subdivision:GREENWOOD COMMONS Map Ref:DOC 200305190058984								
7	.05Mi.	**35530 SARASOTA ST** **ROUND HILL, VA 20141-4447**	01/21/2026	$740,000	$310	2381	/4/3	2005	6,098 SF	
		APN: 583-18-4963-000 Document #: 20260121-0003183 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 166 Subdivision: MOUNTAIN VALLEY Phase No: 3B MapRef: DOC 200503160026989 Abbreviated Description: Lot:166 Subdivision:MOUNTAIN VALLEY Phase No:3B Map Ref:DOC 200503160026989								
8	.08Mi.	**35527 SARASOTA ST** **ROUND HILL, VA 20141-4448**	11/05/2025	$792,900	$238	3330	/4/4	2006	6,970 SF	
		APN: 583-18-4648-000 Document #: 20251105-0054012 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 174 Subdivision: MOUNTAIN VALLEY Phase No: 3B MapRef: DOC 20050316-0026989 Abbreviated Description: Lot:174 Subdivision:MOUNTAIN VALLEY Phase No:3B Map Ref:DOC 20050316-0026989								
9	.28Mi.	**35460 TURTLE HILL DR** **ROUND HILL, VA 20141-9401**	10/21/2025	$940,000	$441	2130	/3/3	2002	58,371 SF	
		APN: 584-47-4392-000 Document #: 20251021-0051318 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Subdivision: HILLWOOD OAKS MapRef: MB 1822 PG 2364 Abbreviated Description: Lot:4 Subdivision:HILLWOOD OAKS Map Ref:MB 1822 PG 2364								

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10	.26Mi.	**35550 SAINT JAMES DR** **ROUND HILL, VA 20141-4462**	09/04/2025	$820,000	$290	2820	/4/3	2015	11,761 SF

APN: 583-39-1581-000 Document #: 20250904-0042606
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 25 Subdivision: MOUNTAIN VALLEY Phase No: IIIC MapRef: DOC 20080729-0046297 Abbreviated Description: Lot:25 Subdivision:MOUNTAIN VALLEY Phase No:IIIC Map Ref:DOC 20080729-0046297

11	.32Mi.	**16972 BUCKINGTON CT** **ROUND HILL, VA 20141-4464**	09/04/2025	$799,900	$265	3013	/4/3	2014	9,583 SF

APN: 583-37-8906-000 Document #: 20250904-0042626
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 44 Subdivision: MOUNTAIN VALLEY Phase No: IIIC MapRef: DOC 20080729-0046297 Abbreviated Description: Lot:44 Subdivision:MOUNTAIN VALLEY Phase No:IIIC Map Ref:DOC 20080729-0046297

12	.32Mi.	**17226 GREENWOOD DR** **ROUND HILL, VA 20141-4423**	08/22/2025	$782,500	$244	3206	//2	2004	10,454 SF

APN: 584-49-6238-000 Document #: 20250822-0040319
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 28 Subdivision: GREENWOOD COMMONS MapRef: DOC 200305190058984 Abbreviated Description: Lot:28 Subdivision:GREENWOOD COMMONS Map Ref:DOC 200305190058984

13	.22Mi.	**35686 KEDLESTON CT** **ROUND HILL, VA 20141-2428**	08/22/2025	$815,700	$329	2477	/4/3	2016	9,148 SF

APN: 583-19-8773-000 Document #: 20250822-0040354
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 214 Subdivision: MOUNTAIN VALLEY Phase No: II MapRef: DOC 20050107-0002802 Abbreviated Description: Lot:214 Subdivision:MOUNTAIN VALLEY Phase No:II Map Ref:DOC 20050107-0002802

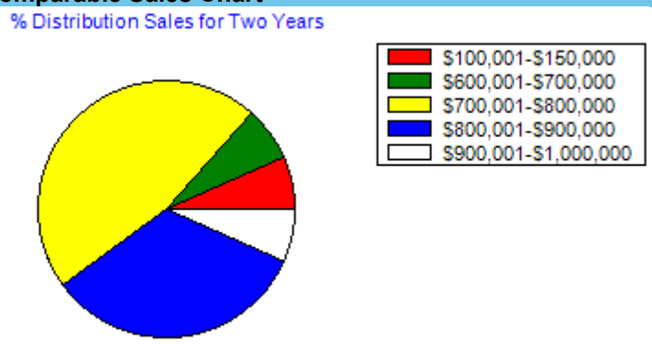
14	.1Mi.	**35540 COLLINGTON DR** **ROUND HILL, VA 20141-4435**	08/19/2025	$766,000	$288	2656	/4/3	2005	6,534 SF

APN: 583-19-0945-000 Document #: 20250819-0039454
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 198 Subdivision: MOUNTAIN VALLEY Phase No: IIIA MapRef: DOC 20050218-0018960 Abbreviated Description: Lot:198 Subdivision:MOUNTAIN VALLEY Phase No:IIIA Map Ref:DOC 20050218-0018960

15	.03Mi.	**35547 SARASOTA ST** **ROUND HILL, VA 20141-4449**	07/17/2025	$670,000	$296	2256	/4/3	2006	6,534 SF

APN: 583-18-7665-000 Document #: 20250717-0033508
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 184 Subdivision: MOUNTAIN VALLEY Phase No: 3B MapRef: DOC 200503160026989 Abbreviated Description: Lot:184 Subdivision:MOUNTAIN VALLEY Phase No:3B Map Ref:DOC 200503160026989

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.	**35554 SARASOTA ST**		$716,420	$716,420	2,541	/3/2	2005	6,534 SF	
.01Mi.	**35550 SARASOTA ST**		$697,870	$697,870	2,656	//2	2005	6,098 SF	
.02Mi.	**35542 SARASOTA ST**		$719,670	$719,670	2,352	/4/3	2005	6,098 SF	
.03Mi.	**35555 SARASOTA ST**		$702,820	$702,820	2,256	//3	2005	6,098 SF	
.03Mi.	**35551 SARASOTA ST**	**06/30/2025**	$693,020	$693,020	2,196	/4/2	2005	6,098 SF	
.03Mi.	**17126 GREENWOOD DR**		$698,350	$698,350	2,658	/4/3	2005	6,534 SF	
.03Mi.	**17115 GREENWOOD DR**		$736,050	$736,050	2,614	/4/3	2014	5,663 SF	
.03Mi.	**35538 SARASOTA ST**		$700,920	$700,920	2,196	/4/3	2006	6,098 SF	
.03Mi.	**35547 SARASOTA ST**	**07/17/2025**	$698,490	$698,490	2,256	/4/3	2006	6,534 SF	
.04Mi.	**17114 GREENWOOD DR**		$670,180	$670,180	2,182	//2	2006	6,534 SF	
.04Mi.	**17130 GREENWOOD DR**		$697,670	$697,670	2,196	//2	2005	6,534 SF	
.04Mi.	**35533 HUDSON ST**		$726,980	$726,980	2,418	/4/3	2015	6,098 SF	
.04Mi.	**35543 SARASOTA ST**		$688,110	$688,110	2,352	/4/2	2005	8,276 SF	
.04Mi.	**17129 LEAMINGTON WAY**		$760,110	$760,110	2,856	/4/3	2005	6,970 SF	
.05Mi.	**17133 LEAMINGTON WAY**		$685,330	$685,330	2,506	/4/2	2005	7,405 SF	
.05Mi.	**17110 GREENWOOD DR**		$679,860	$679,860	2,381	//2	2006	6,534 SF	

Rent vs. Own

Households Occupied by Renters:	9%	Households Occupied by Owners:	87%

Demographics & Income

Median Age:	37.0 years old	Households:	2,136
Median Household Income:	$199,858	Households w/Family:	87%
Household Income Per Capita:	$68,072	Households w/Family Married:	83%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	46%

School District

School District Zone:	Loudoun County Public Schools	Students:	81,486
Number of Schools:	102	Rating:	A+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.87Mi.	**Harmony Middle School** Number of Students: 1,115 Student-Teacher Ratio: 12.24	A-	Public	6 - 8
2.63Mi.	**Woodgrove High School** Number of Students: 1,562 Student-Teacher Ratio: 12.75 Advanced Placement: Yes	A-	Public	9 - 12
0.65Mi.	**Round Hill Elementary School** Number of Students: 521 Student-Teacher Ratio: 11.44	B+	Public	PK - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	29%	SIGNIFICANTLY LOWER
BURGLARY	59%	NOTABLY LOWER
MOTOR VEHICLE THEFT	34%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	112%	HIGHER
AGGRAVATED ASSAULT	74%	NOTABLY LOWER
FORCIBLE RAPE	133%	NOTABLY HIGHER
MURDER	43%	SIGNIFICANTLY LOWER
OVERALL	77%	NOTABLY LOWER

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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