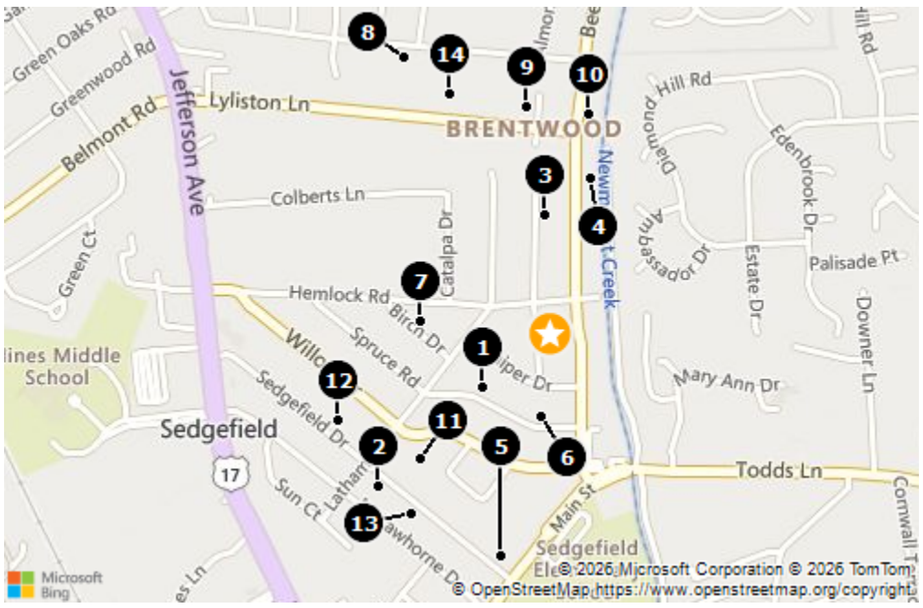
ICE SiteX Report

OrderID: 98206921

SiteX Property Information Report



Subject Property Location

408 BRENTWOOD DR, NEWPORT NEWS, VA 23601-3510

County:	**NEWPORT NEWS CITY VA**	Census Tract:	517000314.002012
Property Use:	Single Family Residential	Zoning:	R4
Parcel Number:	255000203	Thomas Bros Pg-Grid:	

Valuation

Value:	**$320,000**	FSD:	11	Common Confidence Score:	70
Value Range:	$284,800 - $355,200	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$60,500	Market Land Value:	$60,500	Tax Year:	2025
Assd Improvement:	$283,800	Market Improvment Value:	$283,800	Total Taxable Value:	$4,210
Total Assessed Value:	$344,300	Total Assessor Market Value:	$344,300	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Section: D Subdivision: BRENTWOOD
Abbreviated Description: 297 75.14X127.40X74.62X126.20

Property Characteristics

Lot Size:	9,148 SF	Bedrooms:	3	Pool:	
Building Area:	2018 SF	Baths:	2	Fireplace:	
Year Built:	1959	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Brick
Number of Units:	1	Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	2	Number of Cars:	1	A/C:	Central
Style:	Ranch	Basement:		Roof Cover:	Comp Shingle
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/07/2023	Sales Price:	$311,912
Document #:	230014860 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/19/2022	Sales Price:	$304,900
Document #:	220021055 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Section: D Subdivision: BRENTWOOD
Abbreviated Description: 297 75.14X127.40X74.62X126.20

Prior Transfer

Recording Date:	12/19/2022	Sales Price:	$304,900
Document #:	220021055 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	12/19/2022		
Document Type:			
Legal Description:			

Lot: 297 Subdivision: D BRENTWOOD ESTATES

Prior Transfer

Recording Date:	04/01/2022	Sales Price:	$140,000

ICE SiteX Report

OrderID: 98206921

Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/01/2022	Sales Price:	$140,000
Document #:	220006332 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	03/30/2022		
Document Type:			
Legal Description:			

Lot: 297 Subdivision: D BRENTWOOD ESTATES

Prior Transfer

Recording Date:	12/12/2011	Sales Price:	$95,000
Document #:	BK-PG 1100-17811	Type of Sale:	Full Amount on Deed
Contract Date:	12/09/2011		
Document Type:			
Legal Description:			

Area Sales Analysis

Total Area Sales	$3,938,900	Median # of Bedrooms	3
Median Lot Size	9,584 SF	Median # of Baths	1
Median Living Area	1,285 SF	Median Year Built	1958
Price Range - 2 Yrs	$110,500 to $375,000	Age Range	62 years to 76 years
Median Value	$285,000	Median Age	68 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.11Mi.	**711 SPRUCE RD** **NEWPORT NEWS, VA 23601-3518**	07/30/2026	$275,000	$245	1119	5/2/1	1958	10,454 SF	

APN: 254000426 Document #: 260011058
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 356 Subdivision: BRENTWOOD ESTATES SECTION D WARWICKVIRGINIA MapRef: MB 4 PG 69 Abbreviated Description: Lot:356 Subdivision:BRENTWOOD ESTATES SECTION D WARWICKVIRGINIA Map Ref:MB 4 PG 69City/Muni/Twp:NEWPORT NEWS City/Muni/Twp: NEWPORT NEWS

2	.3Mi.	**702 SEDGEFIELD DR** **NEWPORT NEWS, VA 23605-1026**	07/28/2026	$258,000	$218	1183	5/2/1	1950	7,405 SF	

APN: 259000332 Document #: 260010899
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 89 Subdivision: SEDGEFIELD SECTION TWO NEWPORT DISTRICT THE CIT MapRef: MB 3 PG 28 Abbreviated Description: Lot:89 Subdivision:SEDGEFIELD SECTION TWO NEWPORT DISTRICT THE CIT Map Ref:MB 3 PG 28City/Muni/Twp:NEWPORT NEWS City/Muni/Twp: NEWPORT NEWS

3	.15Mi.	**514 BRENTWOOD DR** **NEWPORT NEWS, VA 23601-3112**	07/01/2026	$360,000	$282	1275	5/3/1	1958	9,148 SF	

APN: 255000104 Document #: 260009609
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 247 Block: C Section: C Subdivision: BRENTWOOD ESTATES MapRef: MB 4 PG 61 Abbreviated Description: Lot:247 Block:C Section:C Subdivision:BRENTWOOD ESTATES Map Ref:MB 4 PG 61City/Muni/Twp:NEWPORT NEWS City/Muni/Twp: NEWPORT NEWS

4	.21Mi.	**520 BEECH DR** **NEWPORT NEWS, VA 23601-3110**	06/17/2026	$255,000	$227	1119	6/2/1	1960	13,939 SF	

APN: 255000123 Document #: 260008770
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 266 Subdivision: BRENTWOOD ESTATES SECTION C MapRef: MB 4 PG 61 Abbreviated Description: Lot:266 Subdivision:BRENTWOOD ESTATES SECTION C Map Ref:MB 4 PG 61City/Muni/Twp:WARWICK City/Muni/Twp: WARWICK

5	.29Mi.	**735 SEDGEFIELD DR** **NEWPORT NEWS, VA 23605-1025**	06/12/2026	$318,000	$226	1403	6/3/2	1959	6,970 SF	

APN: 259000372 Document #: 260008533
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 205 Subdivision: HUDSON TERRACE SECTION SIX CITY OF WARWICK VIRGINI MapRef: MB 3 PG 29 Abbreviated Description: Lot:205 Subdivision:HUDSON TERRACE SECTION SIX CITY OF WARWICK VIRGINI Map Ref:MB 3 PG 29City/Muni/Twp:NEWPORT NEWS City/Muni/Twp: NEWPORT NEWS

6	.11Mi.	**723 SPRUCE RD** **NEWPORT NEWS, VA 23601-3518**	05/18/2026	$299,900	$242	1237	5/2/1	1960	7,841 SF	

APN: 255000232 Document #: 260007134
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 350 Subdivision: BRENTWOOD ESTATES SECTION D CITY OF WARWICK MapRef: MB 4 PG 69 Abbreviated Description: Lot:350 Subdivision:BRENTWOOD ESTATES SECTION D CITY OF WARWICK Map Ref:MB 4 PG 69City/Muni/Twp:WARWICK City/Muni/Twp: WARWICK

7	.17Mi.	**609 BIRCH DR** **NEWPORT NEWS, VA 23601-3507**	03/20/2026	$290,000	$195	1487	6/3/1	1957	8,276 SF	

APN: 254000510 Document #: 260003942
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 319 Subdivision: BRENTWOOD ESTATES SECTION B CITY OF WARWICK VA MapRef: MB 4 PG 27 Abbreviated Description: Lot:319 Subdivision:BRENTWOOD ESTATES SECTION B CITY OF WARWICK VA Map Ref:MB 4 PG 27City/Muni/Twp:NEWPORT NEWS City/Muni/Twp: NEWPORT NEWS

8	.4Mi.	**140 HENRY CLAY RD** **NEWPORT NEWS, VA 23601-3155**	03/10/2026	$280,000	$166	1679	7/3/2	1960	10,019 SF	

APN: 248000454 Document #: 260003401
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 6 Subdivision: IVY FARMS SECTION TWO MapRef: MB 5 PG 68 Abbreviated Description: Lot:6 Subdivision:IVY FARMS SECTION TWO Map Ref:MB 5 PG 68City/Muni/Twp:NEWPORT NEWS City/Muni/Twp: NEWPORT NEWS

9	.29Mi.	**9 LILAC CT** **NEWPORT NEWS, VA 23601-3152**	03/06/2026	$319,500	$185	1720	5/3/2	1959	6,970 SF	

APN: 248000638 Document #: 260003162
Document Type: Price Code: D

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Land Use: Single Family Residential
Legal: Lot: 37 Subdivision: BRENTWOOD SECTION P WARWICK VIRGINIA MapRef: MB 5 PG 1 Abbreviated Description: Lot:37 Subdivision:BRENTWOOD SECTION P WARWICK VIRGINIA Map Ref:MB 5 PG 1

10	.29Mi.	**534 BEECH DR** **NEWPORT NEWS, VA 23601-3110**	02/27/2026	$375,000	$184	2030	7/3/3	1960	13,504 SF

APN: 249000331 Document #: 260002773
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: BRENTWOOD MapRef: MB 5 PG 1 Abbreviated Description: Lot:4 Subdivision:BRENTWOOD Map Ref:MB 5 PG 1City/Muni/Twp:NEWPORT NEWS City/Muni/Twp: NEWPORT NEWS

11	.23Mi.	**116 LATHAM DR** **NEWPORT NEWS, VA 23605-1054**	02/19/2026	$170,000	$131	1294	6/2/1	1950	24,394 SF

APN: 259000339 Document #: 260002321
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: PLAT OF THE PROPERTY OF WILLIAM R & HELEN C COGGIN Abbreviated Description: Subdivision:PLAT OF THE PROPERTY OF WILLIAM R & HELEN C COGGIN City/Muni/Twp:NEWPORT NEWS City/Muni/Twp: NEWPORT NEWS

12	.3Mi.	**633 SEDGEFIELD DR** **NEWPORT NEWS, VA 23605-1023**	02/09/2026	$110,500	$97	1130	5/2/1	1955	10,019 SF

APN: 254000725 Document #: 260001862
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 55 Subdivision: SEDGEFIELD SECTION ONE MapRef: MB 3 PG 15 Abbreviated Description: Lot:55 Subdivision:SEDGEFIELD SECTION ONE Map Ref:MB 3 PG 15City/Muni/Twp:NEWPORT NEWS City/Muni/Twp: NEWPORT NEWS

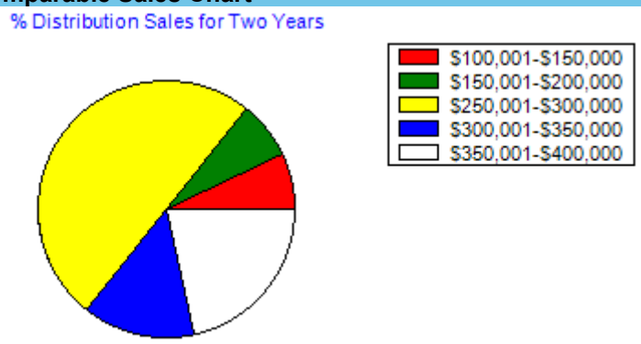
13	.29Mi.	**710 SEDGEFIELD DR** **NEWPORT NEWS, VA 23605-1026**	02/02/2026	$268,000	$274	975	5/3/1	1950	7,405 SF

APN: 259000328 Document #: 260001520
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 189 Subdivision: HUDSON TERRACE SECTION SIX MapRef: MB 3 PG 29 Abbreviated Description: Lot:189 Subdivision:HUDSON TERRACE SECTION SIX Map Ref:MB 3 PG 29City/Muni/Twp:NEWPORT NEWS City/Muni/Twp: NEWPORT NEWS

14	.34Mi.	**29 LYLISTON LN** **NEWPORT NEWS, VA 23601-3125**	01/22/2026	$360,000	$226	1589	7/3/1	1964	30,928 SF

APN: 248000725 Document #: 260001007
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 19 Block: A Subdivision: LYLISTON LANE MapRef: MB 71 PG 204 Abbreviated Description: Lot:19 Block:A Subdivision:LYLISTON LANE Map Ref:MB 71 PG 204City/Muni/Twp:NEWPORT NEWS City/Muni/Twp: NEWPORT NEWS

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.	**408 BRENTWOOD DR**	**12/19/2022**	$344,300	$344,300	2,018	6/3/2	1959	9,148 SF	
.01Mi.	**406 BRENTWOOD DR**	**06/10/2014**	$214,200	$214,200	1,119	5/2/1	1957	8,712 SF	
.01Mi.	**410 BRENTWOOD DR**	**06/27/2016**	$249,400	$249,400	1,119	6/3/2	1957	9,148 SF	
.02Mi.	**409 BEECH DR**	**11/09/2022**	$296,500	$296,500	1,374	5/2/2	1958	9,148 SF	
.03Mi.	**411 BEECH DR**	**03/17/2005**	$251,500	$251,500	1,589	6/3/1	1958	9,148 SF	
.03Mi.	**404 BRENTWOOD DR**	**05/08/2023**	$281,300	$281,300	1,589	6/3/2	1958	9,148 SF	
.03Mi.	**407 BEECH DR**	**04/04/2023**	$247,200	$247,200	1,373	6/3/1	1958	9,148 SF	
.03Mi.	**708 HEMLOCK RD**	**12/19/2000**	$290,000	$290,000	2,498	6/3/3	1958	9,148 SF	
.03Mi.	**407 BRENTWOOD DR**	**06/25/1985**	$224,900	$224,900	1,285	6/3/1	1959	7,841 SF	
.03Mi.	**409 BRENTWOOD DR**	**11/24/2010**	$232,300	$232,300	1,275	6/3/1	1958	7,405 SF	
.03Mi.	**405 BRENTWOOD DR**	**02/16/2022**	$254,100	$254,100	1,539	7/3/1	1957	8,276 SF	
.04Mi.	**710 HEMLOCK RD**	**05/13/2002**	$248,000	$248,000	1,549	7/3/2	1960	8,712 SF	
.04Mi.	**405 BEECH DR**	**12/04/2023**	$257,600	$257,600	1,589	7/3/1	1958	9,148 SF	
.04Mi.	**704 HEMLOCK RD**	**05/31/2001**	$240,900	$240,900	1,502	7/3/2	1957	7,405 SF	
.04Mi.	**402 BRENTWOOD DR**	**12/21/2007**	$233,400	$233,400	1,300	6/3/1	1959	9,148 SF	
.04Mi.	**403 BRENTWOOD DR**	**06/15/2017**	$219,900	$219,900	1,119	5/2/1	1957	8,276 SF	

Rent vs. Own

Households Occupied by Renters:	39%	Households Occupied by Owners:	53%

ICE SiteX Report

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Demographics & Income

Median Age:	40.4 years old	Households:	10,464
Median Household Income:	$72,818	Households w/Family:	52%
Household Income Per Capita:	$38,050	Households w/Family Married:	36%
Most Common Education Level:	High School Graduate	Households w/Family Children:	26%

School District

School District Zone:	Newport News City Public Schools	Students:	25,882
Number of Schools:	43	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.13Mi.	**Watkins Early Childhood Center** Number of Students: 326 Student-Teacher Ratio: 14.17	NA	Public	EE - PK
0.31Mi.	**Sedgefield Elementary School** Number of Students: 425 Student-Teacher Ratio: 15.74	D-	Public	KG - 5
0.64Mi.	**Homer L. Hines Middle School** Number of Students: 846 Student-Teacher Ratio: NA	D+	Public	6 - 8
1.41Mi.	**Warwick High School** Number of Students: 1,622 Student-Teacher Ratio: 14.79 Advanced Placement: Yes	C	Public	9 - 12

Flood Report

The Subject Property of **408 BRENTWOOD DR, NEWPORT NEWS, VA 23601-3510** is in **Zone AE** and is considered to be IN of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH BFES HAVE BEEN DETER-MINED.
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	119%	HIGHER
BURGLARY	92%	SIMILAR
MOTOR VEHICLE THEFT	112%	HIGHER
FORCIBLE ROBBERY	103%	SIMILAR
AGGRAVATED ASSAULT	111%	HIGHER
FORCIBLE RAPE	77%	NOTABLY LOWER
MURDER	107%	SIMILAR
OVERALL	107%	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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