ICE SiteX Report

OrderID: 98768656

SiteX Property Information Report



Subject Property Location

42 MUSTER DR, STAFFORD, VA 22554-8503

County:	**STAFFORD VA**	Census Tract:	0102.17
Property Use:	Single Family Residential	Zoning:	R1- SUBURB RES
Parcel Number:	28F-3-160	Thomas Bros Pg-Grid:	

Valuation

Value:	**$869,000**	FSD:	7	Common Confidence Score:	79
Value Range:	$808,170 - $929,830	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$230,000	Market Land Value:	$230,000	Tax Year:	2025
Assd Improvement:	$563,100	Market Improvment Value:	$563,100	Total Taxable Value:	$7,588
Total Assessed Value:	$793,100	Total Assessor Market Value:	$793,100	Delinquent Year:	
				Tax Account ID:	17497
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 02

Abbreviated Description:	LOT 160 SEC 3 .70512 AC AUGUSTINE NORTH
City/Muni/Twp:	ROCKHILL

Property Characteristics

Lot Size:	30,714 SF	Bedrooms:	4	Pool:	
Building Area:	3539 SF	Baths:	5	Fireplace:	Yes
Year Built:	1999	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Brick
Number of Units:		Garage Type:	Attached Garage	Heating:	Gas
Number of Stories:	2+B	Number of Cars:	2	A/C:	Central
Style:	Traditional / Old	Basement:	Full Basement	Roof Cover:	Composition Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/18/2026	Sales Price:	$350,666
Document #:	260012351 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	03/15/2023	Sales Price:	N/A
Document #:	1383 BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		
Legal Description:			

District: 02
Abbreviated Description: LOT 160 SEC 3 .70512 AC AUGUSTINE NORTH
City/Muni/Twp: ROCKHILL

Prior Transfer

Recording Date:	01/10/2022	Sales Price:	$350,595
Document #:	220000100 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

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Mortgage Record

Recording Date:	12/21/2021	Loan Amount:	N/A
Document #:	210041606 BK-PG -	Loan Type:	Non Purchase Money Loan
Contract Date:	12/15/2021		
TD Due Date:	01/01/2052	Type Finance:	Fixed Rate

Legal Description:
Section: 3 Subdivision: AUGUSTINE NORTH Map Ref: 1098589

Mortgage Record

Recording Date:	01/08/2019	Loan Amount:	N/A
Document #:	190000301 BK-PG -	Loan Type:	Conventional
Contract Date:	01/05/2019		
TD Due Date:	02/01/2049	Type Finance:	Fixed Rate

Legal Description:
Section: 3 Subdivision: AUGUSTINE NORTH Map Ref: 405334

Mortgage Record

Recording Date:	11/01/2013	Loan Amount:	N/A
Document #:	BK-PG 1300-25444	Loan Type:	Adjustable Rate Mortgage
Contract Date:	10/25/2013		
TD Due Date:	11/01/2043	Type Finance:	ADJ

Legal Description:
Map Ref: 0

Mortgage Record

Recording Date:	07/16/2012	Loan Amount:	N/A
Document #:	BK-PG 1200-14332	Loan Type:	Adjustable Rate Mortgage
Contract Date:	06/28/2012		
TD Due Date:	08/01/2042	Type Finance:	ADJ

Legal Description:
Map Ref: 0

Mortgage Record

Recording Date:	10/19/2009	Loan Amount:	N/A
Document #:	BK-PG 900-17882	Loan Type:	Conventional
Contract Date:	10/09/2009		
TD Due Date:	11/01/2039	Type Finance:	Fixed Rate

Legal Description:
Map Ref: 0

Mortgage Record

Recording Date:	01/31/2000	Loan Amount:	N/A
Document #:	0/1384 BK-PG -	Loan Type:	
Contract Date:	01/24/2000		
TD Due Date:		Type Finance:	VAR

Legal Description:

Prior Transfer

Recording Date:	01/31/2000	Sales Price:	$450,650
Document #:	BK-PG -1383	Type of Sale:	Arms-Length Transfer
Contract Date:	01/24/2000		
Document Type:	Deed		

Legal Description:

Prior Transfer

Recording Date:	01/01/2000	Sales Price:	$450,650
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
District: 02
Abbreviated Description: LOT 160 SEC 3 .70512 AC AUGUSTINE NORTH
City/Muni/Twp: ROCKHILL

Area Sales Analysis

Total Area Sales	$8,373,850	Median # of Bedrooms	4
Median Lot Size	16,296 SF	Median # of Baths	3
Median Living Area	3,567 SF	Median Year Built	2001
Price Range - 2 Yrs	$780,000 to $890,000	Age Range	21 years to 31 years
Median Value	$837,500	Median Age	25.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.31Mi.	**6 TOLIVER LN** **STAFFORD, VA 22554-8526**	10/05/2026	$825,000	$276	2990	6/4/3	2002	21,558 SF	P
		APN: 28F-7B-307 Document #: 260014628 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 307 Section: 7B Subdivision: AUGUSTINE NORTH MapRef: MB 38 PG 3&4 Abbreviated Description: Lot:307 Section:7B Subdivision:AUGUSTINE NORTH Map Ref:MB 38 PG 3&4								
2	.31Mi.	**3 MUSTER DR** **STAFFORD, VA 22554-8503**	08/11/2026	$850,000	$234	3626	6/4/4	2003	20,887 SF	
		APN: 28F-3-180 Document #: 260011921 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 180 Section: 3 Subdivision: AUGUSTINE NORTH MapRef: DOC 990005464 Abbreviated Description: Lot:180 Section:3 Subdivision:AUGUSTINE NORTH Map Ref:DOC 990005464								
3	.33Mi.	**5 BULLRUSH CT**	06/02/2026	$890,000	$243	3670	6/4/3	1996	16,801 SF	

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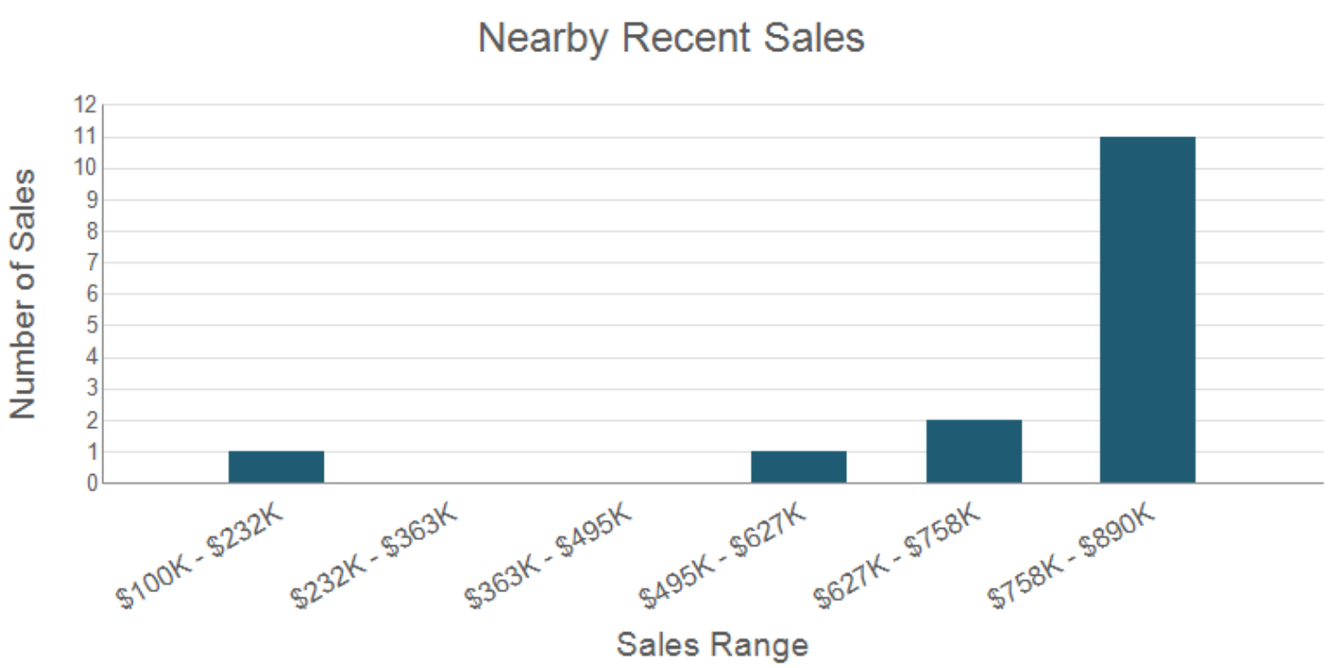
		STAFFORD, VA 22554-8501							
	APN: 28F-2-127 Document #: 260007967 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 127 Section: 2 Subdivision: AUGUSTINE NORTH MapRef: MB 26 PG 38 Abbreviated Description: Lot:127 Section:2 Subdivision:AUGUSTINE NORTH Map Ref:MB 26 PG 38								
4	.38Mi.	**6 BULLRUSH CT**	08/24/2026	$795,000	$272	2928	6/4/3	1997	13,813 SF
		STAFFORD, VA 22554-8501							
	APN: 28F-2-120 Document #: 260012652 Document Type: Bargain and Sale Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 120 Section: 2 Subdivision: AUGUSTINE NORTH MapRef: MB 26 PG 38 Abbreviated Description: Lot:120 Section:2 Subdivision:AUGUSTINE NORTH Map Ref:MB 26 PG 38								
5	.39Mi.	**13 DOG PATCH LN**	07/08/2026	$575,000	$358	1608	5/3/2	1968	43,560 SF
		STAFFORD, VA 22554-6902							
	APN: 28-108A Document #: 260010097 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: MapRef: MB 167 PG 15 Abbreviated Description: Map Ref:MB 167 PG 15City/Muni/Twp:AQUIA City/Muni/Twp: AQUIA								
6	.6Mi.	**22 HEMMING DR**	06/08/2026	$875,000	$198	4410	6/4/4	2004	46,086 SF
		STAFFORD, VA 22554-8529							
	APN: 28F-11-402 Document #: 260008294 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 402 Section: 11 Subdivision: AUGUSTINE NORTH MapRef: DOC 30044389 Abbreviated Description: Lot:402 Section:11 Subdivision:AUGUSTINE NORTH Map Ref:DOC 30044389								
7	.62Mi.	**1 TINDER CT**	06/05/2026	$875,000	$239	3655	6/4/3	1995	20,221 SF
		STAFFORD, VA 22554-8513							
	APN: 28F-1-36 Document #: 260008181 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 36 Section: 1 Subdivision: AUGUSTINE NORTH MapRef: MB 26 PG 21 Abbreviated Description: Lot:36 Section:1 Subdivision:AUGUSTINE NORTH Map Ref:MB 26 PG 21								
8	.66Mi.	**56 MONUMENT DR**	06/11/2026	$790,000	$259	3056	6/4/3	1995	20,578 SF
		STAFFORD, VA 22554-8508							
	APN: 28F-1-24 Document #: 260008579 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 24 Section: 1 Subdivision: AUGUSTINE NORTH MapRef: MB 26 PG 21-36 Abbreviated Description: Lot:24 Section:1 Subdivision:AUGUSTINE NORTH Map Ref:MB 26 PG 21-36								
9	.7Mi.	**1 COLFAX CT**	05/27/2026	$890,000	$306	2912	6/4/3	2001	16,679 SF
		STAFFORD, VA 22554-8510							
	APN: 28F-1-72 Document #: 260007570 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 72 Section: 1 Subdivision: AUGUSTINE NORTH MapRef: MB 26 PG 21 Abbreviated Description: Lot:72 Section:1 Subdivision:AUGUSTINE NORTH Map Ref:MB 26 PG 21								
10	.72Mi.	**2 TANKARD RD**	07/17/2026	$806,000	$213	3778	5/5/4	2017	8,747 SF
		STAFFORD, VA 22554-6548							
	APN: 29J-2B-128 Document #: 260010690 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 128 Section: 2-B Subdivision: COLONIAL FORGE MapRef: DOC LR140017366 Abbreviated Description: Lot:128 Section:2-B Subdivision:COLONIAL FORGE Map Ref:DOC LR140017366								
11	.73Mi.	**16 TANKARD RD**	07/21/2026	$700,000	$218	3215	7/5/2	2015	9,065 SF
		STAFFORD, VA 22554-6548							
	APN: 29J-2B-111 Document #: 260010859 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 111 Section: 2-B Subdivision: COLONIAL FORGE MapRef: DOC 140017366 Abbreviated Description: Lot:111 Section:2-B Subdivision:COLONIAL FORGE Map Ref:DOC 140017366								
12	.78Mi.	**27 TANKARD RD**	06/12/2026	$790,000	$329	2398	6/4/3	2016	7,680 SF
		STAFFORD, VA 22554-6548							
	APN: 29J-2B-88 Document #: 260008666 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 88 Section: 2-B Subdivision: COLONIAL FORGE MapRef: DOC LR140017366 Abbreviated Description: Lot:88 Section:2-B Subdivision:COLONIAL FORGE Map Ref:DOC LR140017366								
13	.79Mi.	**8 SHEPHERDS HOOK WAY**	07/27/2026	$546,000	$259	2112	5/3/2	2015	2,365 SF
		STAFFORD, VA 22554-6549							
	APN: 29J-7-358 Document #: 260011184 Document Type: Deed Price Code: A Land Use: Townhouse (Residential) Legal: Lot: 358 Section: 7 Subdivision: COLONIAL FORGE MapRef: DOC 140019073 Abbreviated Description: Lot:358 Section:7 Subdivision:COLONIAL FORGE Map Ref:DOC 140019073								
14	.81Mi.	**116 OLD OAKS CT**	08/03/2026	$783,400	$274	2856	7/4/4	2019	10,102 SF
		STAFFORD, VA 22554-1618							
	APN: 28P-3-47 Document #: 260011533 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 47 Section: 3 Subdivision: SHELTON WOODS MapRef: DOC LR180001167 Abbreviated Description: Lot:47 Section:3 Subdivision:SHELTON WOODS Map Ref:DOC LR180001167								
15	.82Mi.	**5 PLOWSHARE CT**	08/24/2026	$725,900	$236	3080	7/5/3	2015	6,338 SF
		STAFFORD, VA 22554-8587							
	APN: 29J-2A-80 Document #: 260012672 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 80 Section: 2-A Subdivision: COLONIAL FORGE MapRef: DOC 140003666 Abbreviated Description: Lot:80 Section:2-A Subdivision:COLONIAL FORGE Map Ref:DOC 140003666								
16	.82Mi.	**14 HEMPSTEAD LN**	08/17/2026	$755,000	$278	2719	7/4/3	2000	24,677 SF
		STAFFORD, VA 22554-8518							
	APN: 28F-5-259 Document #: 260012221 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 259 Section: 5 Subdivision: AUGUSTINE NORTH MapRef: MB 32 PG 31-33 Abbreviated Description: Lot:259 Section:5 Subdivision:AUGUSTINE NORTH Map Ref:MB 32 PG 31-33								
17	.83Mi.	**119 OLD OAKS CT**	07/28/2026	$795,000	$238	3335	7/5/3	2019	20,987 SF

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		STAFFORD, VA 22554-1618							
	APN: 28P-3-53 Document #: 260011255 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 53 Section: 3 Subdivision: SHELTON WOODS MapRef: DOC LR180001167 Abbreviated Description: Lot:53 Section:3 Subdivision:SHELTON WOODS Map Ref:DOC LR180001167								
18	.84Mi.	**10 PLOWSHARE CT**	07/14/2026	$685,000	$307	2230	6/4/2	2015	7,457 SF
		STAFFORD, VA 22554-8587							
	APN: 29J-2A-74 Document #: 260010473 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 74 Section: 2-A Subdivision: COLONIAL FORGE MapRef: DOC LR140003666 Abbreviated Description: Lot:74 Section:2-A Subdivision:COLONIAL FORGE Map Ref:DOC LR140003666								
19	.86Mi.	**201 SPOTSWOOD ST**	08/03/2026	$499,000	$295	1694	5/3/2	2014	SF
		STAFFORD, VA 22554-8546							
	APN: 29K-6-5 Document #: 260011538 Document Type: Deed Price Code: A Land Use: Townhouse (Residential) Legal: Subdivision: THE RESIDENCES AT COLONIAL FORGE CONDOMINIUM Phase No: 6 Legal Unit: 5 MapRef: DOC 140018064 Abbreviated Description: Subdivision:THE RESIDENCES AT COLONIAL FORGE CONDOMINIUM Phase No:6 Legal Unit:5 Map Ref:DOC 140018064								
20	.86Mi.	**14 SMELTERS TRACE RD**	07/17/2026	$790,000	$220	3592	6/4/5	2013	6,512 SF
		STAFFORD, VA 22554-8532							
	APN: 29J-3-295 Document #: 260010705 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 295 Section: 3 Subdivision: COLONIAL FORGE MapRef: DOC 120016860 Abbreviated Description: Lot:295 Section:3 Subdivision:COLONIAL FORGE Map Ref:DOC 120016860								

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.	**42 MUSTER DR**	**03/15/2023**	$793,100	$793,100	3,539	6/4/5	1999	30,714 SF	
.02Mi.	**40 MUSTER DR**	**10/25/2021**	$1,195,000	$1,195,000	5,730	8/6/4	2000	41,164 SF	P
.03Mi.	**43 MUSTER DR**	**12/19/2018**	$795,400	$795,400	3,724	6/4/3	2001	21,501 SF	P
.04Mi.	**36 MUSTER DR**	**10/07/2014**	$944,400	$944,400	4,925	6/4/3	2003	31,363 SF	
.06Mi.	**34 MUSTER DR**	**09/27/2011**	$726,400	$726,400	3,928	6/4/3	2004	26,911 SF	
.06Mi.	**41 MUSTER DR**	**02/25/2021**	$907,800	$907,800	4,658	6/4/4	2001	36,739 SF	P
.07Mi.	**39 MUSTER DR**	**09/29/2017**	$776,700	$776,700	3,978	6/4/4	2001	18,474 SF	
.08Mi.	**32 MUSTER DR**	**08/30/2018**	$741,000	$741,000	3,590	6/4/3	2004	25,517 SF	
.09Mi.	**35 MUSTER DR**	**02/21/2006**	$789,900	$789,900	4,426	6/4/4	2001	16,919 SF	
.1Mi.	**33 MUSTER DR**	**04/01/2021**	$773,900	$773,900	3,518	6/4/4	2004	16,993 SF	
.1Mi.	**3 RIPPLING WATER CT**	**06/18/2018**	$718,600	$718,600	2,560	7/4/2	2000	22,947 SF	
.11Mi.	**31 MUSTER DR**	**06/25/2018**	$767,500	$767,500	3,979	6/4/4	2002	17,062 SF	
.11Mi.	**5 RIPPLING WATER CT**	**06/17/2024**	$837,600	$837,600	3,275	6/3/3	2000	20,086 SF	
.11Mi.	**28 MUSTER DR**	**05/12/2015**	$788,500	$788,500	4,180	7/5/4	1999	23,130 SF	
.12Mi.	**29 MUSTER DR**	**07/09/2024**	$683,400	$683,400	3,648	6/4/3	2003	17,132 SF	
.13Mi.	**7 RIPPLING WATER CT**	**10/27/2003**	$768,200	$768,200	3,854	6/4/3	2003	21,506 SF	

Rent vs. Own

Households Occupied by Renters:	19%	Households Occupied by Owners:	77%

Demographics & Income

Median Age:	36.0 years old	Households:	20,829
Median Household Income:	$139,192	Households w/Family:	78%
Household Income Per Capita:	$50,239	Households w/Family Married:	65%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	48%

School District

School District Zone:	Stafford County Public Schools	Students:	31,812
Number of Schools:	34	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.84Mi.	**Rodney E. Thompson Middle School** Number of Students: 1,063 Student-Teacher Ratio: 15.62	A-	Public	6 - 8
0.87Mi.	**Winding Creek Elementary School** Number of Students: 840 Student-Teacher Ratio: 15.56	B	Public	KG - 5
1.04Mi.	**Colonial Forge High School** Number of Students: 2,122 Student-Teacher Ratio: 11.17 Advanced Placement: Yes	B+	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	96%	SIMILAR
BURGLARY	82%	LOWER
MOTOR VEHICLE THEFT	97%	SIMILAR
FORCIBLE ROBBERY	95%	SIMILAR
AGGRAVATED ASSAULT	69%	NOTABLY LOWER
FORCIBLE RAPE	81%	LOWER
MURDER	81%	LOWER
OVERALL	74%	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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