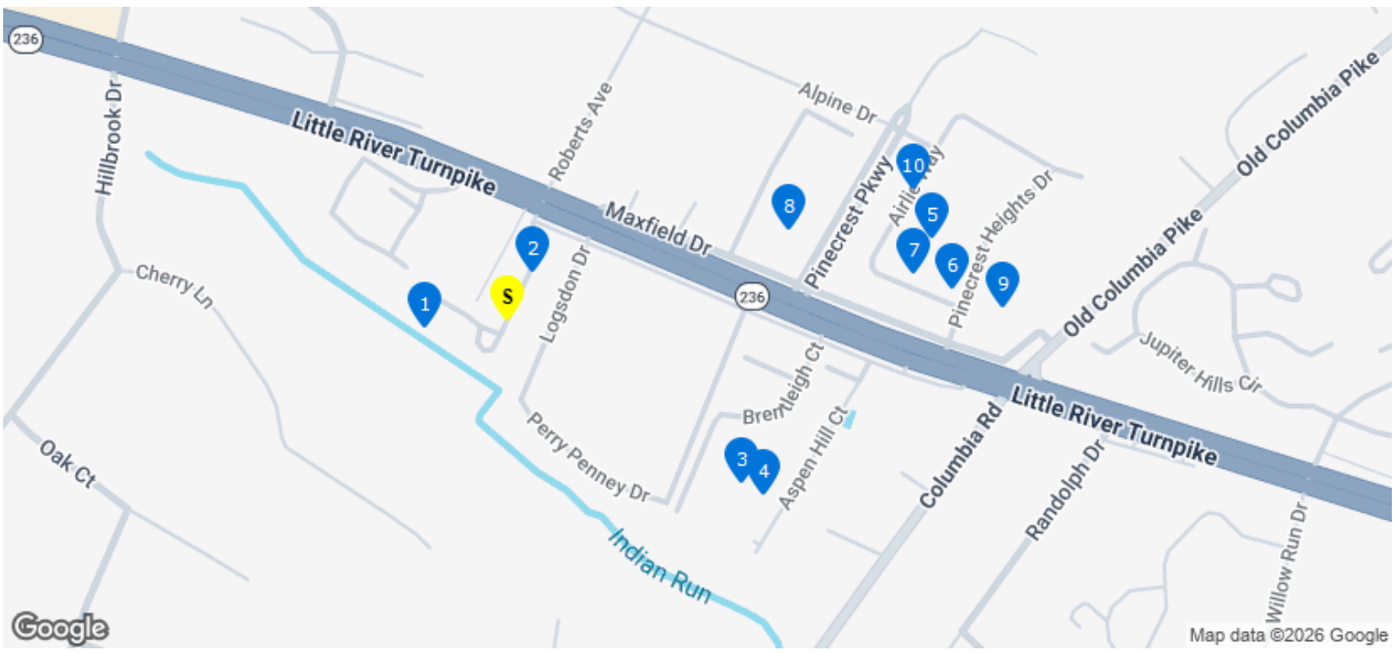
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

4524 LITTLE RIVER RUN DR, ANNANDALE, VA 22003-3542

County:	**FAIRFAX VA**	Census Tract:	4521.01
Property Use:	Townhouse (Residential)	Zoning:	R-5(RESIDENTIAL 5 DU/AC)
Parcel Number:	071-2-32-0033-A	Thomas Bros Pg-Grid:	1034-E6

Valuation

Value:	**$604,000**	FSD:	7	Common Confidence Score:	78
Value Range:	$561,720 - $646,280	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	50000
Assd Land Value:	$175,000	Market Land Value:	$175,000	Tax Year:	2026
Assd Improvement:	$396,600	Market Improvment Value:	$396,600	Total Taxable Value:	$6,593
Total Assessed Value:	$571,600	Total Assessor Market Value:	$571,600	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 33A District: 05-00-00 Subdivision: LITTLE RIVER MEWS

Abbreviated Description:	LITTLE RIVER MEWS LT 33A
City/Muni/Twp:	MASON

Property Characteristics

Lot Size:	1,556 SF	Bedrooms:	3	Pool:	
Building Area:	1344 SF	Baths:	2	Fireplace:	1
Year Built:	1984	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:		Heating:	Heat Pump
Number of Stories:	2+B	Number of Cars:		A/C:	Yes
Style:		Basement:	Full Basement	Roof Cover:	Composition Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	11/29/2012	Loan Amount:	N/A
Document #:	BK-PG 2012-53760001	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	11/15/2012		
TD Due Date:	12/01/2027	Type Finance:	Fixed Rate

Legal Description:
Map Ref: 0

Prior Transfer

Recording Date:	08/09/1984	Sales Price:	$116,818
Document #:	BK-PG 06003-1257	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
District: 05-00-00 Subdivision: LITTLE RIVER MEWS
Abbreviated Description: LITTLE RIVER MEWS LT 33A
City/Muni/Twp: MASON

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Area Sales Analysis

Total Area Sales	$6,157,000	Median # of Bedrooms	3
Median Lot Size	1,600 SF	Median # of Baths	3
Median Living Area	1,440 SF	Median Year Built	1973
Price Range - 2 Yrs	$553,500 to $675,000	Age Range	41 years to 54 years
Median Value	$615,000	Median Age	53 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.06Mi.	**4587 LOGSDON DR** **ANNANDALE, VA 22003-3560**	09/01/2026	$370,000	$264	1400	6/3/2	1972	SF	
		APN: 071-2-23-18-0031 Document #: 2026052972.001 Document Type: Deed Price Code: Land Use: Condominium Unit (Residential) Legal: Subdivision: TERRACE TOWNHOUSES Phase No: 1 Legal Unit: 31 Abbreviated Description: Subdivision:TERRACE TOWNHOUSES Legal Unit:31 Abbreviated Description:BUILDING NUMBER 18 City/Muni/Twp:ANNANDALE City/Muni/Twp: ANNANDALE								
2	.06Mi.	**4599 LOGSDON DR** **ANNANDALE, VA 22003-3560**	05/18/2026	$393,000	$281	1400	6/3/2	1972	SF	
		APN: 071-2-23-18-0037 Document #: 2026029343.001 Document Type: Deed Price Code: A Land Use: Condominium Unit (Residential) Legal: Subdivision: TERRACE TOWNHOUSES OF ANNANDALE Phase No: 1 Legal Unit: 37 Abbreviated Description: Subdivision:TERRACE TOWNHOUSES OF ANNANDALE Legal Unit:37 Abbreviated Description:BUILDING 18								
3	.15Mi.	**6829 LITTLE RIVER TPKE** **ANNANDALE, VA 22003-3558**	09/01/2026	$1,569,000	$360	4353	/6/4	1984	58,632 SF	
		APN: 071-2-01-0012-B Document #: 2026052906.001 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 2 Subdivision: LAND OF HALIM Y KORZYBSKI Abbreviated Description: Lot:2 Subdivision:LAND OF HALIM Y KORZYBSKI								
4	.26Mi.	**4607 ASPEN HILL CT** **ANNANDALE, VA 22003-3571**	08/31/2026	$899,900	$348	2586	/4/4	2003	2,356 SF	
		APN: 071-2-40-0039 Document #: 2026052798.001 Document Type: Deed Price Code: A Land Use: Townhouse (Residential) Legal: Lot: 39 Subdivision: ASPEN HILL MapRef: MB 13240 PG 2172 Abbreviated Description: Lot:39 Subdivision:ASPEN HILL Map Ref:MB 13240 PG 2172								
5	.3Mi.	**4527 AIRLIE WAY** **ANNANDALE, VA 22003-3551**	09/03/2026	$635,500	$441	1440	/3/3	1973	1,600 SF	
		APN: 071-2-22-0193 Document #: 2026053407.001 Document Type: Deed Price Code: A Land Use: Townhouse (Residential) Legal: Lot: 193 Section: 2 Subdivision: PINECREST HEIGHTS MapRef: MB 3495 PG 518 Abbreviated Description: Lot:193 Section:2 Subdivision:PINECREST HEIGHTS Map Ref:MB 3495 PG 518								
6	.31Mi.	**6934 LITTLE RIVER TPKE** **ANNANDALE, VA 22003-3293**	07/31/2026	$235,000	$245	958	//		SF	
		APN: 071-2-27-6934-A Document #: 2026046338.001 Document Type: Deed Price Code: A Land Use: Condominium Offices Legal: Subdivision: EVERGREEN SQUARE OFFICE CONDOMINIUM Legal Unit: 6934-A MapRef: MB 5622 PG 859 Abbreviated Description: Subdivision:EVERGREEN SQUARE OFFICE CONDOMINIUM Legal Unit:6934-A Map Ref:MB 5622 PG 859								
7	.31Mi.	**4575 AIRLIE WAY** **ANNANDALE, VA 22003-3553**	06/03/2026	$625,000	$434	1440	/3/3	1973	1,600 SF	
		APN: 071-2-22-0150 Document #: 2026033242.001 Document Type: Warranty Deed Price Code: A Land Use: Townhouse (Residential) Legal: Lot: 150 Section: 2 Subdivision: PINECREST HEIGHTS MapRef: MB 3469 PG 518 Abbreviated Description: Lot:150 Section:2 Subdivision:PINECREST HEIGHTS Map Ref:MB 3469 PG 518								
8	.33Mi.	**4356 GREENBERRY LN** **ANNANDALE, VA 22003-3219**	10/20/2026	$640,000	$457	1400	/3/2	1972	1,600 SF	
		APN: 071-2-21-0046 Document #: 2026061968.002 Document Type: Deed Price Code: Land Use: Townhouse (Residential) Legal: Lot: 46 Block: 7 Subdivision: EVERGREEN HEIGHTS Abbreviated Description: Lot:46 Block:7 Subdivision:EVERGREEN HEIGHTS								
9	.34Mi.	**4543 PINECREST HEIGHTS DR** **ANNANDALE, VA 22003-3501**	06/08/2026	$675,000	$465	1452	/3/3	1973	1,500 SF	
		APN: 071-2-22-0115 Document #: 2026033961.001 Document Type: Deed Price Code: A Land Use: Townhouse (Residential) Legal: Lot: 115 Section: 2 Subdivision: PINECREST HEIGHTS MapRef: MB 3495 PG 518 Abbreviated Description: Lot:115 Section:2 Subdivision:PINECREST HEIGHTS Map Ref:MB 3495 PG 518								
10	.35Mi.	**4450 AIRLIE WAY** **ANNANDALE, VA 22003-3548**	06/30/2026	$635,000	$441	1440	/2/3	1974	1,500 SF	
		APN: 071-2-22-0072 Document #: 2026039676.001 Document Type: Deed Price Code: A Land Use: Townhouse (Residential) Legal: Lot: 72 Section: 2 Subdivision: PINECREST HEIGHTS MapRef: MB 3495 PG 518 Abbreviated Description: Lot:72 Section:2 Subdivision:PINECREST HEIGHTS Map Ref:MB 3495 PG 518								
11	.36Mi.	**7002 LITTLE RIVER TPKE** **ANNANDALE, VA 22003-5966**	06/02/2026	$435,000			//		SF	
		APN: 071-2-37-0001-E Document #: 2026032992.001 Document Type: Deed Price Code: A Land Use: Condominium Offices Legal: Subdivision: EVERGREEN OFFICE CONDOMINIUM Legal Unit: 1-E MapRef: MB 7105 PG 1 Abbreviated Description: Subdivision:EVERGREEN OFFICE CONDOMINIUM Legal Unit:1-E Map Ref:MB 7105 PG 1								
12	.41Mi.	**4300 ROBERTS AVE** **ANNANDALE, VA 22003-3508**	10/22/2026	$850,000	$546	1558	/4/3	1973	15,000 SF	
		APN: 071-2-20-0096 Document #: 2026062711.001 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 96 Section: 4 Subdivision: WYNFIELD MapRef: MB 3287 PG 706 Abbreviated Description: Lot:96 Section:4 Subdivision:WYNFIELD Map Ref:MB 3287 PG 706								
13	.41Mi.	**4709 RANDOLPH CT** **ANNANDALE, VA 22003-6216**	06/15/2026	$1,098,000	$396	2776	/4/5	1979	20,488 SF	
		APN: 071-2-19-0006 Document #: 2026035783.001								

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Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 6 Section: 6 Subdivision: WILLOWRUN MapRef: MB 2723 PG 54 Abbreviated Description: Lot:6 Section:6 Subdivision:WILLOWRUN Map Ref:MB 2723 PG 54

14	.41Mi.	**6912 ALPINE DR** **ANNANDALE, VA 22003-3445**	05/07/2026	$1,100,000	$349	3148	/4/3	2007	27,479 SF

APN: 071-2-03-0004 Document #: 2026027281.001
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 4 Section: C Subdivision: ALPINE MapRef: MB E-14 PG 35 Abbreviated Description: Lot:4 Section:C Subdivision:ALPINE Map Ref:MB E-14 PG 35

15	.43Mi.	**4555 INTERLACHEN CT** **ALEXANDRIA, VA 22312-3213**	08/11/2026	$410,000	$345	1190	6/2/2	1986	SF

APN: 071-2-35-07-G Document #: 2026048451.001
Document Type: Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Subdivision: CARR AT THE PINECREST Phase No: 6 Legal Unit: 7-G MapRef: MB 6226 PG 839 Abbreviated Description: Subdivision:CARR AT THE PINECREST Phase No:6 Legal Unit:7-G Map Ref:MB 6226 PG 839

16	.43Mi.	**4555 INTERLACHEN CT** **ALEXANDRIA, VA 22312-3200**	06/26/2026	$412,000	$346	1190	6/2/2	1986	SF

APN: 071-2-35-07-J Document #: 2026038536.001
Document Type: Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Subdivision: CARR AT THE PINECREST Legal Unit: 7-J MapRef: MB 6226 PG 839 Abbreviated Description: Subdivision:CARR AT THE PINECREST Legal Unit:7-J Map Ref:MB 6226 PG 839

17	.44Mi.	**4324-B EVERGREEN LN** **ANNANDALE, VA 22003-3272**	09/10/2026	$265,000	$235	1130	//		SF

APN: 071-2-36-4324-B Document #: 2026054754.001
Document Type: Deed Price Code: A
Land Use: Condominium Offices
Legal: Subdivision: ANNANDALE SQUARE Legal Unit: F2-2 MapRef: MB 6562 PG 50 Abbreviated Description: Subdivision:ANNANDALE SQUARE Legal Unit:F2-2 Map Ref:MB 6562 PG 50

18	.44Mi.	**6910 WINTER LN** **ANNANDALE, VA 22003-6162**	09/04/2026	$968,515	$296	3272	/4/4	1995	18,539 SF

APN: 071-2-39-0001 Document #: 2026053879.001
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: HILLBROOK SPRINGS MapRef: MB 9209 PG 1631 Abbreviated Description: Lot:1 Subdivision:HILLBROOK SPRINGS Map Ref:MB 9209 PG 1631

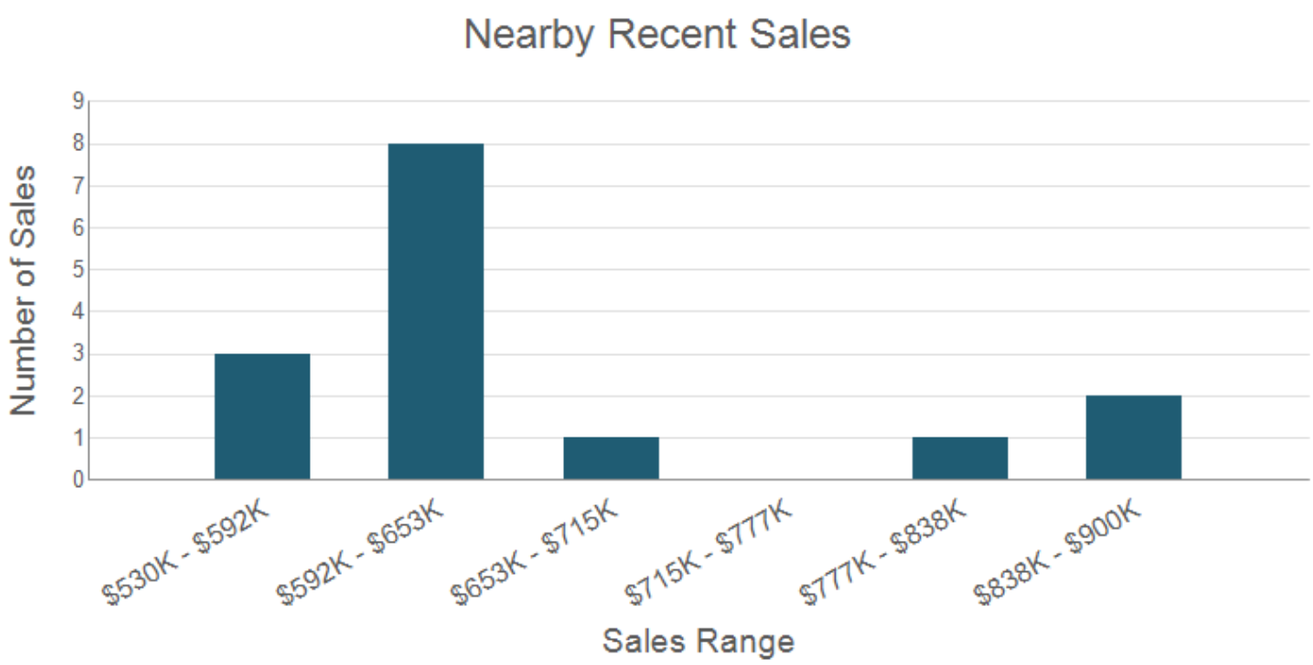
19	.45Mi.	**4551 INTERLACHEN CT** **ALEXANDRIA, VA 22312-3212**	06/17/2026	$399,000	$385	1036	5/2/2	1986	SF

APN: 071-2-35-06-H Document #: 2026036638.001
Document Type: Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Subdivision: CARR AT THE PINECREST Legal Unit: 6-H MapRef: MB 6226 PG 839 Abbreviated Description: Subdivision:CARR AT THE PINECREST Legal Unit:6-H Map Ref:MB 6226 PG 839

20	.46Mi.	**6685 JESSAMINE CT** **ANNANDALE, VA 22003-6204**	07/13/2026	$1,320,000	$416	3176	/4/4	2014	4,830 SF

APN: 071-2-44-0020 Document #: 2026042203.001
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 20 Subdivision: CALLAWAY MapRef: MB 23543 PG 1542 Abbreviated Description: Lot:20 Subdivision:CALLAWAY Map Ref:MB 23543 PG 1542

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.	**4524 LITTLE RIVER RUN DR**	**08/09/1984**	$571,600	$571,600	1,344	/3/2	1984	1,556 SF	
0Mi.	**4526 LITTLE RIVER RUN DR**	**04/25/2016**	$589,930	$589,930	1,358	/3/3	1984	1,556 SF	
0Mi.	**4522 LITTLE RIVER RUN DR**	**09/04/2015**	$580,610	$580,610	1,344	/3/2	1984	1,556 SF	
.01Mi.	**4520 LITTLE RIVER RUN DR**	**03/08/2006**	$570,150	$570,150	1,358	/3/2	1984	1,556 SF	
.01Mi.	**4528 LITTLE RIVER RUN DR**	**01/19/2016**	$578,330	$578,330	1,344	/3/3	1984	2,215 SF	
.01Mi.	**4518 LITTLE RIVER RUN DR**	**08/15/1994**	$575,130	$575,130	1,344	/2/2	1984	1,556 SF	
.02Mi.	**4516 LITTLE RIVER RUN DR**	**03/07/2016**	$564,970	$564,970	1,344	/3/2	1984	1,556 SF	
.02Mi.	**4514 LITTLE RIVER RUN DR**	**09/23/2008**	$565,090	$565,090	1,344	/3/2	1984	2,342 SF	
.03Mi.	**4521 LITTLE RIVER RUN DR**	**01/09/2006**	$575,340	$575,340	1,344	/2/3	1984	2,059 SF	
.03Mi.	**4523 LITTLE RIVER RUN DR**	**07/01/2021**	$598,290	$598,290	1,344	/3/2	1984	1,370 SF	
.03Mi.	**4525 LITTLE RIVER RUN DR**	**10/11/2017**	$569,120	$569,120	1,358	/3/2	1984	1,370 SF	
.03Mi.	**4519 LITTLE RIVER RUN DR**	**08/06/2002**	$578,150	$578,150	1,344	/2/3	1984	2,059 SF	
.03Mi.	**4508 LITTLE RIVER RUN DR**	**04/20/2021**	$579,650	$579,650	1,344	/3/3	1984	1,906 SF	
.03Mi.	**4527 LITTLE RIVER RUN DR**	**06/11/2009**	$570,970	$570,970	1,350	/3/2	1984	1,370 SF	
.03Mi.	**4517 LITTLE RIVER RUN DR**	**03/30/2006**	$571,830	$571,830	1,350	/3/2	1984	1,370 SF	
.03Mi.	**4529 LITTLE RIVER RUN DR**	**03/04/2022**	$585,400	$585,400	1,344	/3/3	1984	2,059 SF	

Rent vs. Own

Households Occupied by Renters:	31%	Households Occupied by Owners:	67%

Demographics & Income

Median Age:	39.3 years old	Households:	20,043
Median Household Income:	$125,118	Households w/Family:	73%
Household Income Per Capita:	$51,162	Households w/Family Married:	53%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	36%

School District

School District Zone:	Fairfax County Public Schools	Students:	179,323
Number of Schools:	223	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.50Mi.	**Annandale High School** Number of Students: 2,161 Student-Teacher Ratio: 14.28 Advanced Placement: Yes	C	Public	9 - 12
1.21Mi.	**Holmes Middle School** Number of Students: 881 Student-Teacher Ratio: 10.91	D	Public	6 - 8
0.32Mi.	**Columbia Elementary School** Number of Students: 377 Student-Teacher Ratio: 12.39	B	Public	PK - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	105%	SIMILAR
BURGLARY	79%	LOWER
MOTOR VEHICLE THEFT	111%	HIGHER
FORCIBLE ROBBERY	117%	HIGHER
AGGRAVATED ASSAULT	103%	SIMILAR
FORCIBLE RAPE	124%	HIGHER
MURDER	96%	SIMILAR
OVERALL	92%	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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