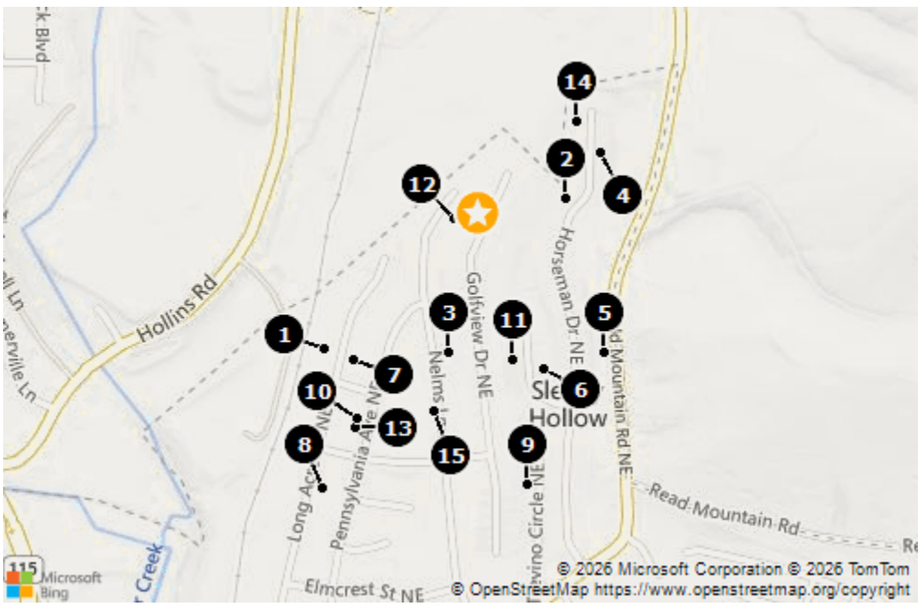
ICE SiteX Report

OrderID: 97915964

SiteX Property Information Report



Subject Property Location

4846 GOLFVIEW DR NE, ROANOKE, VA 24019-5648

County:	**ROANOKE CITY VA**	Census Tract:	517700006.012000
Property Use:	Single Family Residential	Zoning:	R-5
Parcel Number:	740-0288	Thomas Bros Pg-Grid:	

Valuation

Value:	**$329,000**	FSD:	10	Common Confidence Score:	66
Value Range:	$296,100 - $361,900	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$52,400	Market Land Value:	$52,400	Tax Year:	2026
Assd Improvement:	$211,200	Market Improvment Value:	$211,200	Total Taxable Value:	$3,216
Total Assessed Value:	$263,600	Total Assessor Market Value:	$263,600	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 88 Phase No: 2
Abbreviated Description: LOT 88 PHASE II READ MOUNTAIN NORTH
City/Muni/Twp: ROANOKE CITY

Property Characteristics

Lot Size:	6,116 SF	Bedrooms:	3	Pool:	
Building Area:	1186 SF	Baths:	2	Fireplace:	
Year Built:	2002	Partial Baths:	1	Type Const:	Wood
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:		Heating:	Yes
Number of Stories:		Number of Cars:		A/C:	Yes
Style:		Basement:	Yes	Roof Cover:	Comp Shingle
		Foundation:	Footing	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/23/2026	Sales Price:	$271,795
Document #:	260002682 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/14/2024	Loan Amount:	N/A
Document #:	240005147 BK-PG -	Loan Type:	VA
TD Due Date:	07/01/2054	Type Finance:	

Legal Description:
Lot: 88 Subdivision: READ MOUNTAIN NORTH Phase No: 2

Mortgage Record

Recording Date:	10/10/2023	Loan Amount:	N/A
Document #:	230008121 BK-PG -	Loan Type:	VA
TD Due Date:	10/01/2053	Type Finance:	ADJ

Legal Description:
Lot: 88 Subdivision: READ MOUNTAIN NORTH Phase No: 2
City/Muni/Twp: ROANOKE

Prior Transfer

Recording Date:	10/02/2023	Sales Price:	$239,975

ICE SiteX Report

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Document #:	230007925 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	09/25/2023	Loan Amount:	N/A
Document #:	230007716 BK-PG -	Loan Type:	New Conventional
TD Due Date:	10/01/2053	Type Finance:	UNK
Legal Description:			
Lot: 88 Subdivision: READ MOUNTAIN NORTH			
City/Muni/Twp: ROANOKE			

Prior Transfer

Recording Date:	09/08/2022	Sales Price:	$219,844
Document #:	220010176 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	08/22/2022	Loan Amount:	N/A
Document #:	220009511 BK-PG -	Loan Type:	VA
TD Due Date:	09/01/2052	Type Finance:	
Legal Description:			
Lot: 88 Subdivision: READ MOUNTAIN NORTH			
City/Muni/Twp: ROANOKE			

Prior Transfer

Recording Date:	10/22/2021	Sales Price:	$218,000
Document #:	210014116 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	10/12/2021	Loan Amount:	N/A
Document #:	210013232 BK-PG -	Loan Type:	VA
TD Due Date:	11/01/2051	Type Finance:	ADJ
Legal Description:			
Lot: 88 Subdivision: READ MOUNTAIN NORTH			
City/Muni/Twp: ROANOKE			

Prior Transfer

Recording Date:	11/23/2020	Sales Price:	$218,000
Document #:	200012622 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	11/18/2020		
Document Type:			
Legal Description:			
Lot: 88 Subdivision: READ MOUNTAIN NORTH Map Ref: MB 1 PG 2197			
City/Muni/Twp: ROANOKE			

Prior Transfer

Recording Date:	11/18/2020	Sales Price:	$218,000
Document #:	200012622 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			
Lot: 88 Phase No: 2			
Abbreviated Description: LOT 88 PHASE II READ MOUNTAIN NORTH			
City/Muni/Twp: ROANOKE CITY			

Prior Transfer

Recording Date:	04/11/2006	Sales Price:	$29,400
Document #:	060005506 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/20/2005	Sales Price:	$29,400
Document #:	050020869 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	02/11/2005	Loan Amount:	N/A
Document #:	050002126 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR
Legal Description:			
Lot: 88 Subdivision: READ MOUNTAIN NORTH			
City/Muni/Twp: ROANOKE			

Prior Transfer

Recording Date:	02/11/2005	Sales Price:	N/A
Document #:	050002124 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	02/02/2005		
Document Type:			
Legal Description:			
Lot: 88 Subdivision: READ MOUNTAIN NORTH Map Ref: MB1 PG2228-2230			
City/Muni/Twp: ROANOKE			

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Prior Transfer

Recording Date:	02/02/2005	Sales Price:	$147,250
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Area Sales Analysis

Total Area Sales	$3,873,700	Median # of Bedrooms	3
Median Lot Size	7,775 SF	Median # of Baths	1
Median Living Area	1,149 SF	Median Year Built	1984
Price Range - 2 Yrs	$125,000 to $349,950	Age Range	22 years to 51 years
Median Value	$255,000	Median Age	42 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.27Mi.	**4730 LONG ACRE DR NE** **ROANOKE, VA 24019-5646**	06/29/2026	$255,000	$251	1015	5/3/1	1986	13,055 SF	
		APN: 740-0410 Document #: 260006156 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Block: 4 Section: 2 Subdivision: MONTEREY NORTH MapRef: MB 1 PG 252 Abbreviated Description: Lot:10 Block:4 Section:2 Subdivision:MONTEREY NORTH Map Ref:MB 1 PG 252City/Muni/Twp:ROANOKE City/Muni/Twp: ROANOKE								
2	.11Mi.	**4842 HORSEMAN DR NE** **ROANOKE, VA 24019-5615**	06/05/2026	$230,000	$205	1120	5/3/2	2001	9,466 SF	
		APN: 740-0253 Document #: 260005387 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 53 Subdivision: READ MOUNTAIN NORTH Phase No: 1 MapRef: MB 1 PG 2228-2230 Abbreviated Description: Lot:53 Subdivision:READ MOUNTAIN NORTH Phase No:1 Map Ref:MB 1 PG 2228-2230								
3	.18Mi.	**4757 NELMS LN NE** **ROANOKE, VA 24019-5622**	05/05/2026	$285,000	$171	1658	6/3/2	1979	8,956 SF	
		APN: 739-0710 Document #: 260004193 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Block: 2 Subdivision: MONTEREY NORTH MapRef: MB 9 PG 53 Abbreviated Description: Lot:10 Block:2 Subdivision:MONTEREY NORTH Map Ref:MB 9 PG 53City/Muni/Twp:ROANOKE City/Muni/Twp: ROANOKE								
4	.18Mi.	**4869 HORSEMAN DR NE** **ROANOKE, VA 24019-5642**	04/22/2026	$349,950	$304	1149	5/3/2	2001	7,775 SF	
		APN: 740-0234 Document #: 260003722 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 34 Subdivision: READ MOUNTAIN NORTH MapRef: MB 1 PG 2228-2230 Abbreviated Description: Lot:34 Subdivision:READ MOUNTAIN NORTH Map Ref:MB 1 PG 2228-2230City/Muni/Twp:ROANOKE City/Muni/Twp: ROANOKE								
5	.24Mi.	**4902 OLD MOUNTAIN RD NE** **ROANOKE, VA 24019-5452**	03/31/2026	$247,500	$122	2015	6/3/2	1995	6,277 SF	
		APN: 741-0244 Document #: 260002999 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Subdivision: CJR ESTATES MapRef: MB 1 PG 978 Abbreviated Description: Lot:6 Subdivision:CJR ESTATES Map Ref:MB 1 PG 978City/Muni/Twp:ROANOKE City/Muni/Twp: ROANOKE								
6	.22Mi.	**4735 ICHABOD CIR NE** **ROANOKE, VA 24019-5612**	03/27/2026	$252,000	$225	1118	5/3/1	1979	10,102 SF	
		APN: 741-0133 Document #: 260002844 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 31 Block: 2 Subdivision: SLEEPY HOLLOW MapRef: MB 9 PG 46 Abbreviated Description: Lot:31 Block:2 Subdivision:SLEEPY HOLLOW Map Ref:MB 9 PG 46City/Muni/Twp:ROANOKE City/Muni/Twp: ROANOKE								
7	.25Mi.	**4753 LONG ACRE DR NE** **ROANOKE, VA 24019-5647**	03/17/2026	$271,350	$267	1015	5/3/1	1986	7,187 SF	
		APN: 740-0303 Document #: 260002499 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Block: 3 Section: 2 Subdivision: MONTEREY NORTH MapRef: MB 1 PG 252 Abbreviated Description: Lot:3 Block:3 Section:2 Subdivision:MONTEREY NORTH Map Ref:MB 1 PG 252City/Muni/Twp:ROANOKE City/Muni/Twp: ROANOKE								
8	.41Mi.	**4654 LONG ACRE DR NE** **ROANOKE, VA 24019-5617**	03/05/2026	$210,000	$186	1127	6/3/1	1975	7,200 SF	
		APN: 739-0325 Document #: 260002068 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 25 Block: 1 Section: 3 Subdivision: MEADOWVIEW ACRES MapRef: MB 8 PG 50 Abbreviated Description: Lot:25 Block:1 Section:3 Subdivision:MEADOWVIEW ACRES Map Ref:MB 8 PG 50City/Muni/Twp:ROANOKE City/Muni/Twp: ROANOKE								
9	.36Mi.	**4634 TREVINO CIR NE** **ROANOKE, VA 24019-5633**	02/18/2026	$215,000	$142	1512	7/3/1	1980	9,135 SF	
		APN: 739-0929 Document #: 260001488 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 29 Block: 3 Subdivision: MONTEREY NORTH MapRef: MB 9 PG 53 Abbreviated Description: Lot:29 Block:3 Subdivision:MONTEREY NORTH Map Ref:MB 9 PG 53								
10	.31Mi.	**4720 PENNSYLVANIA AVE NE** **ROANOKE, VA 24019-5631**	12/15/2025	$259,950	$192	1353	6/3/1	1984	7,231 SF	
		APN: 740-0209 Document #: 250011236 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Block: 2 Section: 2 Subdivision: MONTEREY NORTH MapRef: MB 1 PG 252 Abbreviated Description: Lot:9 Block:2 Section:2 Subdivision:MONTEREY NORTH Map Ref:MB 1 PG 252City/Muni/Twp:ROANOKE City/Muni/Twp: ROANOKE								
11	.2Mi.	**4742 ICHABOD CIR NE** **ROANOKE, VA 24019-5613**	11/19/2025	$125,000	$113	1104	5/3/1	1978	12,933 SF	
		APN: 741-0122 Document #: 250010472 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 20 Block: 2 Subdivision: SLEEPY HOLLOW MapRef: MB 9 PG 46 Abbreviated Description: Lot:20 Block:2 Subdivision:SLEEPY HOLLOW Map Ref:MB 9 PG 46								
12	.03Mi.	**4849 NELMS LN NE**	09/26/2025	$340,000	$174	1952	7/4/2	2004	7,754 SF	

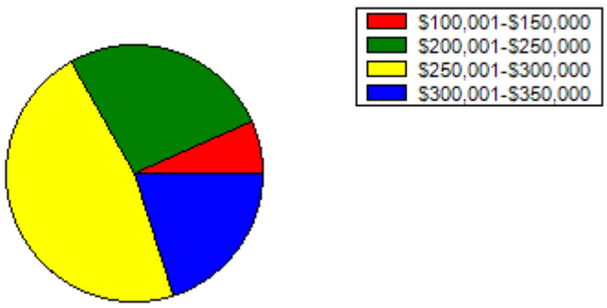
ICE SiteX Report

OrderID: 97915964

		ROANOKE, VA 24019-5624							
	APN: 740-0152 Document #: 250008798 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 112 Subdivision: READ MOUNTAIN NORTH Phase No: 3 MapRef: MB 1 PG 2510 Abbreviated Description: Lot:112 Subdivision:READ MOUNTAIN NORTH Phase No:3 Map Ref:MB 1 PG 2510City/Muni/Twp:ROANOKE City/Muni/Twp: ROANOKE								
13	.32Mi.	**4714 PENNSYLVANIA AVE NE**	08/29/2025	$255,000	$168	1515	7/3/1	1984	7,187 SF
		ROANOKE, VA 24019-5631							
	APN: 740-0210 Document #: 250007826 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Block: 2 Section: 2 Subdivision: MONTEREY NORTH MapRef: MB 1 PG 252 Abbreviated Description: Lot:10 Block:2 Section:2 Subdivision:MONTEREY NORTH Map Ref:MB 1 PG 252City/Muni/Twp:ROANOKE City/Muni/Twp: ROANOKE								
14	.17Mi.	**4882 HORSEMAN DR NE**	08/20/2025	$324,950	$288	1125	6/3/3	2001	5,767 SF
		ROANOKE, VA 24019-5615							
	APN: 740-0243 Document #: 250007411 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 43 Subdivision: READ MOUNTAIN NORTH Phase No: 1 MapRef: MB 1 PG 2228-2230 Abbreviated Description: Lot:43 Subdivision:READ MOUNTAIN NORTH Phase No:1 Map Ref:MB 1 PG 2228-2230City/Muni/Twp:ROANOKE City/Muni/Twp: ROANOKE								
15	.27Mi.	**4722 NELMS LN NE**	08/18/2025	$253,000	$168	1500	6/3/1	1981	12,288 SF
		ROANOKE, VA 24019-5623							
	APN: 740-0128 Document #: 250007317 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 24 Block: 1 Section: 2 Subdivision: MONTEREY NORTH MapRef: MB 1 PG 252 Abbreviated Description: Lot:24 Block:1 Section:2 Subdivision:MONTEREY NORTH Map Ref:MB 1 PG 252City/Muni/Twp:ROANOKE City/Muni/Twp: ROANOKE								

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**4846 GOLFVIEW DR NE**	**11/18/2020**	$263,600	$263,600	1,186	6/3/2	2002	6,116 SF	
.01Mi.	**4850 GOLFVIEW DR NE**	**06/28/2002**	$284,800	$284,800	1,868	7/4/2	2002	6,578 SF	
.01Mi.	**4842 GOLFVIEW DR NE**	**06/28/2002**	$262,100	$262,100	1,180	6/3/2	2002	6,621 SF	
.02Mi.	**4854 GOLFVIEW DR NE**	**06/23/2015**	$234,900	$234,900	1,123	5/3/2	2002	6,299 SF	
.02Mi.	**4838 GOLFVIEW DR NE**	**06/08/2007**	$263,200	$263,200	1,183	5/3/2	2002	6,390 SF	
.02Mi.	**4857 NELMS LN NE**	**02/10/2016**	$234,700	$234,700	1,139	5/3/2	2004	7,754 SF	
.03Mi.	**4853 NELMS LN NE**	**05/22/2006**	$269,200	$269,200	1,136	7/4/3	2004	7,144 SF	
.03Mi.	**4861 NELMS LN NE**	**02/24/2006**	$234,700	$234,700	1,128	5/3/2	2004	12,937 SF	
.03Mi.	**4834 GOLFVIEW DR NE**	**12/15/2010**	$300,700	$300,700	2,062	7/4/2	2002	6,682 SF	
.03Mi.	**4858 GOLFVIEW DR NE**	**05/12/2015**	$259,900	$259,900	1,109	5/3/2	2002	11,975 SF	
.03Mi.	**4849 NELMS LN NE**	**09/24/2025**	$288,800	$288,800	1,952	7/4/2	2004	7,754 SF	
.04Mi.	**4845 NELMS LN NE**	**11/10/2011**	$265,300	$265,300	1,130	5/3/2	2004	8,364 SF	
.04Mi.	**4830 GOLFVIEW DR NE**	**05/02/2017**	$304,400	$304,400	2,106	7/4/2	2002	6,682 SF	
.04Mi.	**4862 GOLFVIEW DR NE**	**09/17/2004**	$351,900	$351,900	2,970	8/4/2	2004	12,641 SF	
.05Mi.	**4841 NELMS LN NE**	**08/17/2017**	$294,900	$294,900	1,870	7/4/2	2004	8,625 SF	
.05Mi.	**4843 GOLFVIEW DR NE**	**06/23/2023**	$261,900	$261,900	1,113	6/3/3	2002	16,653 SF	

Rent vs. Own

Households Occupied by Renters:	21%	Households Occupied by Owners:	74%

Demographics & Income

Median Age:	43.7 years old	Households:	12,118
Median Household Income:	$78,741	Households w/Family:	61%
Household Income Per Capita:	$42,447	Households w/Family Married:	44%
Most Common Education Level:	High School Graduate	Households w/Family Children:	23%

ICE SiteX Report

OrderID: 97915964

School District

School District Zone:	Roanoke City Public Schools	Students:	13,811
Number of Schools:	26	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.86Mi.	**Monterey Elementary School** Number of Students: 508 Student-Teacher Ratio: 14.11	D	Public	KG - 5
3.19Mi.	**Lucy Addison Middle School** Number of Students: 540 Student-Teacher Ratio: 11.25	F	Public	6 - 8
3.49Mi.	**William Fleming High School** Number of Students: 1,957 Student-Teacher Ratio: 15.09 Advanced Placement: Yes	F	Public	9 - 12

Flood Report

The Subject Property of **4846 GOLFVIEW DR NE, ROANOKE, VA 24019-5648** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
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	120%	HIGHER
BURGLARY	109%	SIMILAR
MOTOR VEHICLE THEFT	110%	HIGHER
FORCIBLE ROBBERY	96%	SIMILAR
AGGRAVATED ASSAULT	72%	NOTABLY LOWER
FORCIBLE RAPE	91%	LOWER
MURDER	92%	SIMILAR
OVERALL	76%	NOTABLY LOWER

Disaster Alerts

9/25/2024 - Tropical Storm Helene 1/22/2026 - Severe Winter Storm

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