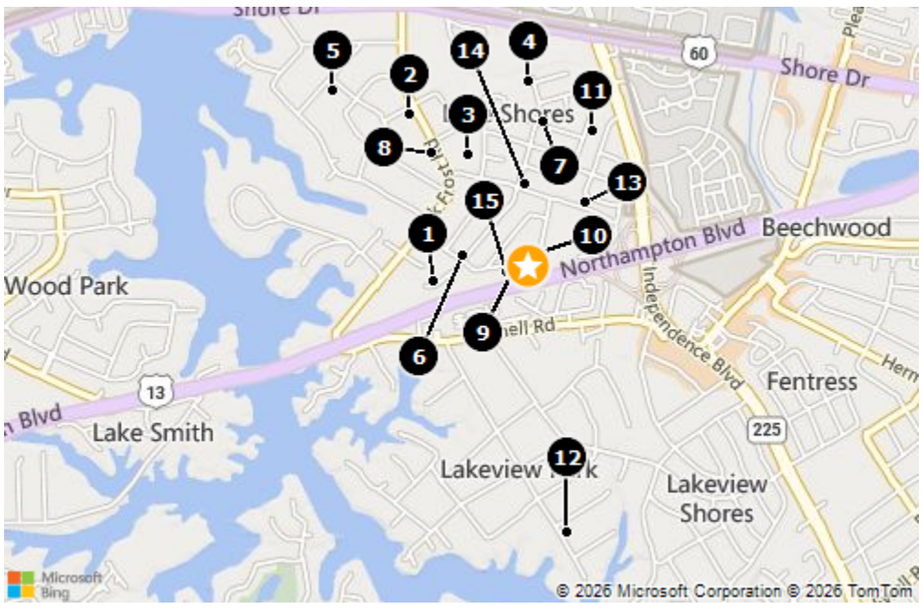
ICE SiteX Report

OrderID: 98655657

SiteX Property Information Report



Subject Property Location

5005 REGINA LN, VIRGINIA BEACH, VA 23455-3211

County:	**VIRGINIA BEACH CITY VA**	Census Tract:	518100412.001019
Property Use:	Single Family Residential	Zoning:	R10
Parcel Number:	14790407000000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$563,000**	FSD:	11	Common Confidence Score:	60
Value Range:	$501,070 - $624,930	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	D09
Assd Land Value:	$175,000	Market Land Value:	$175,000	Tax Year:	2026
Assd Improvement:	$217,900	Market Improvment Value:	$217,900	Total Taxable Value:	$3,811
Total Assessed Value:	$392,900	Total Assessor Market Value:	$392,900	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 10 Block: F Subdivision: LAKE SHORES Map Ref: PM D034
Abbreviated Description: LAKE SHORES S W PART 2 SEC 4 LOT 10 BLK F

Property Characteristics

Lot Size:		Bedrooms:	4	Pool:	
Building Area:	2054 SF	Baths:	2	Fireplace:	Yes
Year Built:	1960	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Attached	Heating:	Forced Air
Number of Stories:	2	Number of Cars:	1	A/C:	Central
Style:		Basement:	No	Roof Cover:	Comp Shingle
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/20/2025	Sales Price:	N/A
Document #:	202506003097 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 10 Block: F Subdivision: LAKE SHORES Map Ref: PM D034
Abbreviated Description: LAKE SHORES S W PART 2 SEC 4 LOT 10 BLK F

Prior Transfer

Recording Date:	09/13/2019	Sales Price:	$313,384
Document #:	20190913000778990 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/22/2019	Sales Price:	$313,384
Document #:	20190322000226720 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/04/2019	Sales Price:	$313,384
Document #:	20190104000008720 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

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Legal Description:

Prior Transfer

Recording Date:	10/28/2016	Sales Price:	$301,342
Document #:	20161028000977130 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/03/2016	Sales Price:	$176,970
Document #:	20161003000881370 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/22/2016	Loan Amount:	N/A
Document #:	20160922000848590 BK-PG -	Loan Type:	VA
TD Due Date:	10/01/2046	Type Finance:	FIX

Legal Description:
Lot: 10 Block: F
Abbreviated Description: 4 LAKE SHORES SD

Prior Transfer

Recording Date:	06/27/2016	Sales Price:	$295,000
Document #:	20160627000544200 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/22/2016		
Document Type:			

Legal Description:
Lot: 10 Block: f
Abbreviated Description: 4 SOUTHWESTERN SD; BLOCK:F LOT:10

Prior Transfer

Recording Date:	06/24/2016	Sales Price:	$295,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/25/2015	Sales Price:	$208,200
Document #:	20150925000936160 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/08/2015		
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/15/2012	Sales Price:	$252,500
Document #:	201208150923830 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	08/10/2012		
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$6,767,700	Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	2
Median Living Area	1,822 SF	Median Year Built	1960
Price Range - 2 Yrs	$245,000 to $592,500	Age Range	49 years to 71 years
Median Value	$458,800	Median Age	66 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.25Mi.	**1680 MEREDITH RD** **VIRGINIA BEACH, VA 23455-3223**	10/17/2025	$436,000	$239	1822	8/4/2	1972	SF	
		APN: 14698464880000 Document #: 202503042922 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Subdivision: SUBDIVISION OF LAKE SHORES SECTION SEVEN MapRef: MB 89 PG 1 Abbreviated Description: Lot:4 Subdivision:SUBDIVISION OF LAKE SHORES SECTION SEVEN Map Ref:MB 89 PG 1City/Muni/Twp:VIRGINIA BEACH City/Muni/Twp: VIRGINIA BEACH								
2	.5Mi.	**1917 JACK FROST RD** **VIRGINIA BEACH, VA 23455-2510**	10/08/2025	$565,000	$301	1874	7/3/2	1957	SF	
		APN: 14698627920000 Document #: 202503041675 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11 Block: 6 Subdivision: SECTION 3 LAKE SHORES MapRef: MB 38 PG 45 Abbreviated Description: Lot:11 Block:6 Subdivision:SECTION 3 LAKE SHORES Map Ref:MB 38 PG 45City/Muni/Twp:VIRGINIA BEACH City/Muni/Twp: VIRGINIA BEACH								
3	.33Mi.	**5088 SCHOOL RD** **VIRGINIA BEACH, VA 23455-3234**	10/06/2025	$451,000	$183	2452	8/5/2	1977	SF	
		APN: 14699611490000 Document #: 202503041198 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Subdivision: PLAT FOR PARTITION OF PROPERTY OF JOSIE LOUISE SCO MapRef: MB 1457 PG 252 Abbreviated Description: Lot:2 Subdivision:PLAT FOR PARTITION OF PROPERTY OF JOSIE LOUISE SCO Map Ref:MB 1457 PG 252City/Muni/Twp:VIRGINIA BEACH City/Muni/Twp: VIRGINIA BEACH								
4	.48Mi.	**2009 MEREDITH RD** **VIRGINIA BEACH, VA 23455-2628**	09/29/2025	$365,000	$199	1826	8/3/2	1961	SF	
		APN: 14699792040000 Document #: 202503039919 Document Type: Price Code: D Land Use: Single Family Residential								

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Legal: Lot: 25 Block: G Subdivision: SUBDIVISION OF LAKE SHORES SEC 5 PART 3 MapRef: MB 50 PG 14 Abbreviated Description: Lot:25 Block:G Subdivision:SUBDIVISION OF LAKE SHORES SEC 5 PART 3 Map Ref:MB 50 PG 14City/Muni/Twp:VIRGINIA BEACH City/Muni/Twp: VIRGINIA BEACH

5	.68Mi.	**2016 OAK LEAF LN** **VIRGINIA BEACH, VA 23455-2526**	09/18/2025	$545,000	$273	1993	7/3/2	1956	SF	

APN: 14697720650000 Document #: 202503038406
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: X Subdivision: RESUBDIVISION OF LOTS 1 2 & 3 BLOCK 5 LAKE SHORES MapRef: DOC 202207000178 Abbreviated Description: Lot:X Subdivision:RESUBDIVISION OF LOTS 1 2 & 3 BLOCK 5 LAKE SHORES Map Ref:DOC 202207000178City/Muni/Twp:VIRGINIA BEACH City/Muni/Twp: VIRGINIA BEACH

6	.18Mi.	**1701 MEREDITH RD** **VIRGINIA BEACH, VA 23455-3224**	09/18/2025	$422,000	$321	1312	6/3/2	1959	SF	

APN: 14699408720000 Document #: 202503038420
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 17 Block: C Subdivision: SUBDIVISION OF SOUTHEASTERN PORTION OF PART 1 SECT MapRef: MB 44 PG 57 Abbreviated Description: Lot:17 Block:C Subdivision:SUBDIVISION OF SOUTHEASTERN PORTION OF PART 1 SECT Map Ref:MB 44 PG 57City/Muni/Twp:VIRGINIA BEACH City/Muni/Twp: VIRGINIA BEACH

7	.38Mi.	**1912 MEREDITH RD** **VIRGINIA BEACH, VA 23455-2649**	09/02/2025	$320,000	$163	1961	8/4/2	1959	SF	

APN: 14790616580000 Document #: 202503035472
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Block: N Section: 5 Subdivision: LAKE SHORES MapRef: MB 49 PG 29 Abbreviated Description: Lot:1 Block:N Section:5 Subdivision:LAKE SHORES Map Ref:MB 49 PG 29Abbreviated Description:PART TWO City/Muni/Twp:VIRGINIA BEACH City/Muni/Twp: VIRGINIA BEACH

8	.39Mi.	**1813 JACK FROST RD** **VIRGINIA BEACH, VA 23455-2508**	08/29/2025	$524,900	$384	1366	7/3/1	1957	SF	

APN: 14698662000000 Document #: 202503035280
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 17 Block: 6 Subdivision: SECTION 3 LAKE SHORES KEMPSVILLE DISTRICT PRINCESS MapRef: MB 38 PG 45 Abbreviated Description: Lot:17 Block:6 Subdivision:SECTION 3 LAKE SHORES KEMPSVILLE DISTRICT PRINCESS Map Ref:MB 38 PG 45City/Muni/Twp:VIRGINIA BEACH City/Muni/Twp: VIRGINIA BEACH

9	.04Mi.	**5013 REGINA LN** **VIRGINIA BEACH, VA 23455-3211**	08/25/2025	$515,000	$272	1887	6/3/2	1960	SF	

APN: 14699486140000 Document #: 202503034275
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8 Block: F Subdivision: SUBDIVISION OF SOUTHWESTERN PORTION OF PLAT 2 SEC MapRef: MB 46 PG 50A Abbreviated Description: Lot:8 Block:F Subdivision:SUBDIVISION OF SOUTHWESTERN PORTION OF PLAT 2 SEC Map Ref:MB 46 PG 50ACity/Muni/Twp:BAYSIDE City/Muni/Twp: BAYSIDE

10	.04Mi.	**5000 REGINA LN** **VIRGINIA BEACH, VA 23455-3212**	08/19/2025	$245,000	$144	1690	7/3/2	1960	SF	

APN: 14699498760000 Document #: 202503033591
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 13 Block: E Subdivision: SUBDIVISION OF SOUTHWESTERN PORTION OF PART 2 SECT MapRef: MB 46 PG 50A Abbreviated Description: Lot:13 Block:E Subdivision:SUBDIVISION OF SOUTHWESTERN PORTION OF PART 2 SECT Map Ref:MB 46 PG 50ACity/Muni/Twp:VIRGINIA BEACH City/Muni/Twp: VIRGINIA BEACH

11	.39Mi.	**1936 CHARLA LEE LN** **VIRGINIA BEACH, VA 23455-2636**	07/31/2025	$458,800	$284	1610	7/3/2	1961	SF	

APN: 14790685380000 Document #: 202503030634
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 7 Block: P Subdivision: CORRECTED PLAT OF PARTS 2 AND 5 AND SUBDIVISION OF MapRef: MB 52 PG 55 Abbreviated Description: Lot:7 Block:P Subdivision:CORRECTED PLAT OF PARTS 2 AND 5 AND SUBDIVISION OF Map Ref:MB 52 PG 55City/Muni/Twp:VIRGINIA BEACH City/Muni/Twp: VIRGINIA BEACH

12	.69Mi.	**1416 MAHARIS RD** **VIRGINIA BEACH, VA 23455-3939**	07/18/2025	$480,000	$264	1814	6/3/2	1962	SF	

APN: 14790161420000 Document #: 202503028423
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 81 Subdivision: SECTION 2 LAKEVIEW PARK MapRef: MB 27 PG 38 Abbreviated Description: Lot:81 Subdivision:SECTION 2 LAKEVIEW PARK Map Ref:MB 27 PG 38City/Muni/Twp:VIRGINIA BEACH City/Muni/Twp: VIRGINIA BEACH

13	.22Mi.	**1821 PERREL ST** **VIRGINIA BEACH, VA 23455-2607**	06/10/2025	$369,000	$285	1293	5/3/1	1955	SF	

APN: 14790575490000 Document #: 202503022725
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 39 Subdivision: AMPHIBIOUS MANOR MapRef: MB 32 PG 48 Abbreviated Description: Lot:39 Subdivision:AMPHIBIOUS MANOR Map Ref:MB 32 PG 48City/Muni/Twp:VIRGINIA BEACH City/Muni/Twp: VIRGINIA BEACH

14	.21Mi.	**1800 MEREDITH RD** **VIRGINIA BEACH, VA 23455-2625**	05/28/2025	$478,500	$236	2026	8/4/2	1961	SF	

APN: 14699598310000 Document #: 202503020794
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Block: K Subdivision: SUBDIVISION OF LAKE SHORE SECTION 5 PART 1 MapRef: MB 48 PG 53 Abbreviated Description: Lot:1 Block:K Subdivision:SUBDIVISION OF LAKE SHORE SECTION 5 PART 1 Map Ref:MB 48 PG 53City/Muni/Twp:VIRGINIA BEACH City/Muni/Twp: VIRGINIA BEACH

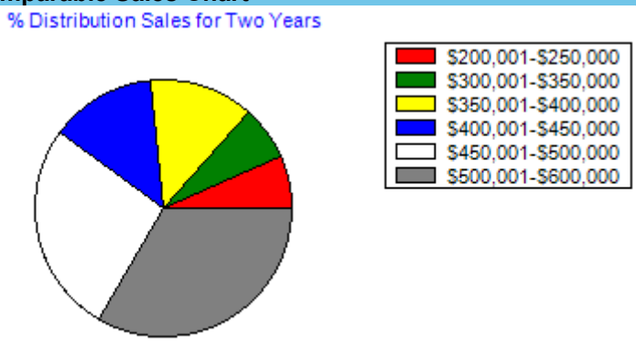
15	.06Mi.	**5017 REGINA LN** **VIRGINIA BEACH, VA 23455-3211**	05/19/2025	$592,500	$362	1634	7/3/2	1960	SF	Yes

APN: 14699476210000 Document #: 202503019448
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 7 Block: F Subdivision: SUBDIVISION OF SOUTHWESTERN PORTION OF PART TWO SE MapRef: MB 46 PG 50A Abbreviated Description: Lot:7 Block:F Subdivision:SUBDIVISION OF SOUTHWESTERN PORTION OF PART TWO SE Map Ref:MB 46 PG 50ACity/Muni/Twp:VIRGINIA BEACH City/Muni/Twp: VIRGINIA BEACH

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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.	**5005 REGINA LN**	**03/20/2025**	$392,900	$392,900	2,054	8/4/2	1960		
.02Mi.	**5001 REGINA LN**	**08/08/2008**	$370,300	$370,300	1,832	7/3/2	1960		
.02Mi.	**5009 REGINA LN**	**07/20/2021**	$446,000	$446,000	1,920	8/4/2	1960		
.04Mi.	**5000 REGINA LN**	**12/15/2025**	$451,600	$451,600	1,690	7/3/2	1960		
.04Mi.	**5013 REGINA LN**	**08/25/2025**	$460,000	$460,000	1,887	6/3/2	1960		
.04Mi.	**5004 REGINA LN**	**05/28/2020**	$403,100	$403,100	2,544	8/4/2	1960		
.04Mi.	**4933 CURLING RD**	**10/24/2016**	$403,900	$403,900	2,154	7/3/1	1960		Spa Only
.04Mi.	**4928 CURLING RD**	**12/12/2022**	$442,300	$442,300	1,935	7/4/2	1959		
.05Mi.	**5008 REGINA LN**	**07/07/2023**	$331,500	$331,500	1,441	7/3/2	1960		
.05Mi.	**4929 CURLING RD**	**01/17/2023**	$472,100	$472,100	2,080	8/5/2	1961		
.06Mi.	**5017 REGINA LN**	**05/19/2025**	$473,700	$473,700	1,634	7/3/2	1960		Yes
.06Mi.	**4924 CURLING RD**	**07/15/2019**	$424,500	$424,500	1,768	6/3/2	1960		Yes
.06Mi.	**1708 GREENHOUSE RD**	**09/26/2024**	$422,000	$422,000	1,509	6/3/2	1960		
.07Mi.	**1712 GREENHOUSE RD**	**07/22/2003**	$396,100	$396,100	2,041	7/4/2	1960		
.07Mi.	**1704 GREENHOUSE RD**	**07/09/2020**	$341,000	$341,000	1,492	6/3/2	1960		
.07Mi.	**4925 CURLING RD**	**05/20/2016**	$431,400	$431,400	1,955	7/3/2	1961		Yes

Rent vs. Own

Households Occupied by Renters:	38%	Households Occupied by Owners:	58%

Demographics & Income

Median Age:	39.4 years old	Households:	20,285
Median Household Income:	$91,733	Households w/Family:	64%
Household Income Per Capita:	$46,959	Households w/Family Married:	48%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	29%

School District

School District Zone:	Virginia Beach City Public Schools	Students:	64,731
Number of Schools:	88	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.17Mi.	**Shelton Park Elementary School** Number of Students: 416 Student-Teacher Ratio: 13.33	B+	Public	PK - 5
1.78Mi.	**Independence Middle School** Number of Students: 1,193 Student-Teacher Ratio: 15.66	B-	Public	6 - 8
1.88Mi.	**Bayside High School** Number of Students: 1,984 Student-Teacher Ratio: 16.96 Advanced Placement: Yes	B-	Public	9 - 12

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Flood Report

The Subject Property of **5005 REGINA LN, VIRGINIA BEACH, VA 23455-3211** 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	107%	SIMILAR
BURGLARY	84%	LOWER
MOTOR VEHICLE THEFT	96%	SIMILAR
FORCIBLE ROBBERY	106%	SIMILAR
AGGRAVATED ASSAULT	109%	SIMILAR
FORCIBLE RAPE	84%	LOWER
MURDER	104%	SIMILAR
OVERALL	100%	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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