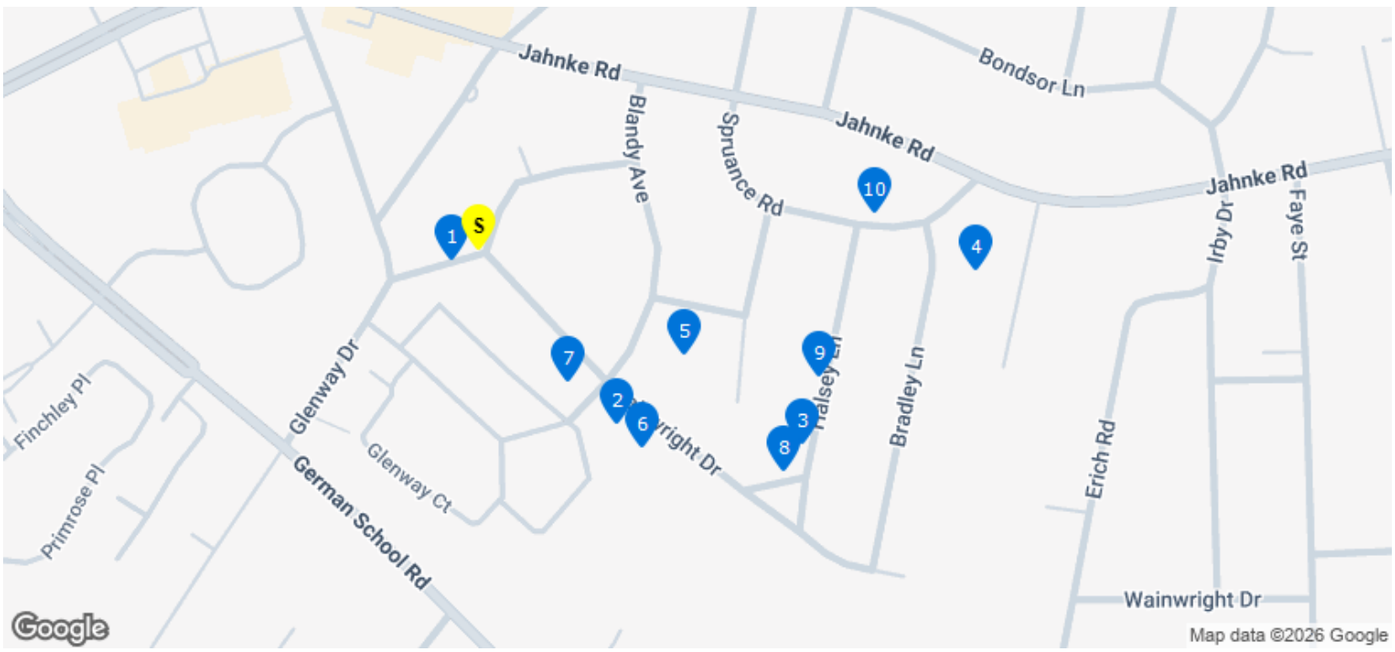
ICE SiteX Report

OrderID: 98779335

SiteX Property Information Report



Subject Property Location

6100 GLENWAY DR, RICHMOND, VA 23225-4360

County:	**RICHMOND CITY VA**	Census Tract:	0710.02
Property Use:	Single Family Residential	Zoning:	R-4 SINGLE FAMILY
Parcel Number:	C-005-0578-024	Thomas Bros Pg-Grid:	

Valuation

Value:	**$265,000**	FSD:	17	Common Confidence Score:	45
Value Range:	$219,950 - $310,050	ICE Confidence Score:	83		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$51,000	Market Land Value:	$51,000	Tax Year:	2026
Assd Improvement:	$135,000	Market Improvment Value:	$135,000	Total Taxable Value:	$2,232
Total Assessed Value:	$186,000	Total Assessor Market Value:	$186,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 404
Abbreviated Description: WESTOVER PARK L50; 0084.22X0168.60 IRG0000.000

Property Characteristics

Lot Size:	15,290 SF	Bedrooms:	2	Pool:	
Building Area:	1028 SF	Baths:	1	Fireplace:	
Year Built:	1949	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	9	Ext Walls:	Siding (Alum/Vinyl)
Number of Units:		Garage Type:		Heating:	Forced air unit
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:	Ranch\Rambler	Basement:		Roof Cover:	Roll Composition
		Foundation:	Crawl/Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/08/2023	Sales Price:	N/A
Document #:	BK-PG IW2023-286	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
District: 404
Abbreviated Description: WESTOVER PARK L50; 0084.22X0168.60 IRG0000.000

Mortgage Record

Recording Date:	02/26/2009	Loan Amount:	N/A
Document #:	BK-PG 900-3798	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	02/10/2009		
TD Due Date:	03/01/2039	Type Finance:	Fixed Rate

Legal Description:
Map Ref: 0

Mortgage Record

Recording Date:	05/11/2006	Loan Amount:	N/A
Document #:	BK-PG 600-15570	Loan Type:	Conventional
Contract Date:	05/05/2006		
TD Due Date:	06/01/2036	Type Finance:	Fixed Rate

Legal Description:
Map Ref: 0

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Mortgage Record

Recording Date:	09/12/2005	Loan Amount:	N/A
Document #:	BK-PG 500-31242	Loan Type:	Conventional
Contract Date:	09/08/2005		
TD Due Date:	10/01/2035	Type Finance:	Fixed Rate

Legal Description:
Map Ref: 0

Area Sales Analysis

Total Area Sales	$2,577,950	Median # of Bedrooms	3
Median Lot Size	10,063 SF	Median # of Baths	1
Median Living Area	876 SF	Median Year Built	1947
Price Range - 2 Yrs	$199,000 to $315,000	Age Range	77 years to 81 years
Median Value	$262,000	Median Age	79 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.08Mi.	**6024 WAINWRIGHT DR** **RICHMOND, VA 23225-4326**	04/16/2026	$93,750	$127	736	5/2/1	1950	9,104 SF	
		APN: C-005-0613-067 Document #: 260006747 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 67 Subdivision: WESTOVER PARK MapRef: MB 8 PG 134 Abbreviated Description: Lot:67 Subdivision:WESTOVER PARK Map Ref:MB 8 PG 134City/Muni/Twp:RICHMOND City/Muni/Twp: RICHMOND								
2	.12Mi.	**6011 JAHNKE RD** **RICHMOND, VA 23225-2837**	06/03/2026	$550,000	$138	4000	//	1900	40,554 SF	
		APN: C-005-0578-038 Document #: 260010281 Document Type: Deed Price Code: Land Use: Day care, Pre-school (Commercial) Legal: Lot: 3 Subdivision: PLAT OF THREE PARCELS OF LAND WITH IMPROVEMENTS TH MapRef: MB 812 PG 156 Abbreviated Description: Lot:3 Subdivision:PLAT OF THREE PARCELS OF LAND WITH IMPROVEMENTS TH Map Ref:MB 812 PG 156City/Muni/Twp:RICHMOND City/Muni/Twp: RICHMOND								
3	.14Mi.	**1239 BLAKEMORE RD** **RICHMOND, VA 23225-4223**	07/14/2026	$530,000	$180	2950	7/4/2	1953	13,504 SF	
		APN: C-005-0542-028 Document #: 260013019 Document Type: Deed Price Code: A Land Use: Commercial/Office/Residential (mixed use) Legal: Subdivision: PLAT SHOWING IMPROVEMENTS ON 1239 BLAKEMORE Abbreviated Description: Subdivision:PLAT SHOWING IMPROVEMENTS ON 1239 BLAKEMORE City/Muni/Twp:RICHMOND City/Muni/Twp: RICHMOND								
4	.15Mi.	**5955 WAINWRIGHT DR** **RICHMOND, VA 23225-4323**	04/29/2026	$290,000	$279	1039	5/3/1	1947	10,193 SF	
		APN: C-005-0719-042 Document #: 260007729 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 38 Subdivision: WESTOVER PARK MapRef: MB 8 PG 134 Abbreviated Description: Lot:38 Subdivision:WESTOVER PARK Map Ref:MB 8 PG 134City/Muni/Twp:RICHMOND City/Muni/Twp: RICHMOND								
5	.18Mi.	**5943 WAINWRIGHT DR** **RICHMOND, VA 23225-4323**	09/15/2026	$250,000	$340	736	5//1	1947	9,757 SF	
		APN: C-005-0719-038 Document #: 260017041 Document Type: Bargain and Sale Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 36 Subdivision: WESTOVER PARK MapRef: MB 8 PG 134 Abbreviated Description: Lot:36 Subdivision:WESTOVER PARK Map Ref:MB 8 PG 134City/Muni/Twp:RICHMOND City/Muni/Twp: RICHMOND								
6	.19Mi.	**1214 NEWELL RD** **RICHMOND, VA 23225-2602**	06/29/2026	$335,000	$285	1175	6//1	1963	11,326 SF	
		APN: C-005-0508-020 Document #: 260011930 Document Type: Bargain and Sale Deed Price Code: Land Use: Single Family Residential Legal: Lot: 6&B Subdivision: CLAREMONT MapRef: DOC 250017557 Abbreviated Description: Lot:6&B Subdivision:CLAREMONT Map Ref:DOC 250017557City/Muni/Twp:RICHMOND City/Muni/Twp: RICHMOND								
7	.22Mi.	**819 GERMAN SCHOOL RD** **RICHMOND, VA 23225-5359**	09/22/2026	$160,000	$170	940	6/2/1	1945	11,217 SF	
		APN: C-005-0681-008 Document #: 260017417 Document Type: Bargain and Sale Deed Price Code: Land Use: Single Family Residential Legal: Lot: 819 MapRef: MB 568 PG 361 Abbreviated Description: Lot:819 Map Ref:MB 568 PG 361City/Muni/Twp:RICHMOND City/Muni/Twp: RICHMOND								
8	.26Mi.	**808 GERMAN SCHOOL RD** **RICHMOND, VA 23225-5360**	10/02/2026	$286,000	$277	1032	6/3/1	1958	9,422 SF	
		APN: C-005-0749-051 Document #: 260018124 Document Type: Bargain and Sale Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 808 Subdivision: GERMAN SCHOOL ROAD MapRef: MB 138 PG 1491 Abbreviated Description: Lot:808 Subdivision:GERMAN SCHOOL ROAD Map Ref:MB 138 PG 1491City/Muni/Twp:RICHMOND City/Muni/Twp: RICHMOND								
9	.26Mi.	**924 HALSEY LN** **RICHMOND, VA 23225-4316**	07/31/2026	$279,950	$320	876	6/3/1	1945	10,803 SF	
		APN: C-005-0685-028 Document #: 260014356 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 80 Subdivision: NORWOOD PARK MapRef: MB 8 PG 90&91 Abbreviated Description: Lot:80 Subdivision:NORWOOD PARK Map Ref:MB 8 PG 90&91City/Muni/Twp:RICHMOND City/Muni/Twp: RICHMOND								
10	.28Mi.	**5732 SPRUANCE RD** **RICHMOND, VA 23225-4351**	05/05/2026	$255,000	$367	695	5/2/1	1947	9,932 SF	
		APN: C-005-0616-018 Document #: 260008222 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 18 Subdivision: NORWOOD PARK MapRef: MB 8 PG 90 Abbreviated Description: Lot:18 Subdivision:NORWOOD PARK Map Ref:MB 8 PG 90City/Muni/Twp:RICHMOND City/Muni/Twp: RICHMOND								
11	.31Mi.	**716 GERMAN SCHOOL RD** **RICHMOND, VA 23225-5358**	09/01/2026	$270,000	$236	1144	6/3/2	2004	22,307 SF	
		APN: C-005-0785-068 Document #: 260016320 Document Type: Bargain and Sale Deed Price Code: A Land Use: Single Family Residential								

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Legal: Lot: 5 Subdivision: MCCOYS PARK Abbreviated Description: Lot:5 Subdivision:MCCOYS PARK City/Muni/Twp:RICHMOND City/Muni/Twp: RICHMOND

12	.31Mi.	**5717 JAHNKE RD** **RICHMOND, VA 23225-2831**	06/16/2026	$151,000	$190	796	5//1	1950	10,585 SF

APN: C-005-0616-002 Document #: 260011176
Document Type: Bargain and Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: NORWOOD PARK MapRef: MB 8 PG 90&91 Abbreviated Description: Lot:2 Subdivision:NORWOOD PARK Map Ref:MB 8 PG 90&91City/Muni/Twp:RICHMOND City/Muni/Twp: RICHMOND

13	.31Mi.	**1012 BRADLEY LN** **RICHMOND, VA 23225-4308**	04/30/2026	$165,000	$237	695	4/2/1	1947	9,104 SF

APN: C-005-0686-036 Document #: 260007872
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 61 Subdivision: NORWOOD PARK MapRef: MB 8 PG 90&91 Abbreviated Description: Lot:61 Subdivision:NORWOOD PARK Map Ref:MB 8 PG 90&91City/Muni/Twp:RICHMOND City/Muni/Twp: RICHMOND

14	.35Mi.	**1037 BRADLEY LN** **RICHMOND, VA 23225-4307**	08/12/2026	$269,000	$307	876	5/3/1	1947	11,631 SF

APN: C-005-0688-034 Document #: 260015030
Document Type: Bargain and Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 23 Subdivision: NORWOOD PARK MapRef: MB 8 PG 90-91 Abbreviated Description: Lot:23 Subdivision:NORWOOD PARK Map Ref:MB 8 PG 90-91City/Muni/Twp:RICHMOND City/Muni/Twp: RICHMOND

15	.35Mi.	**1413 HUNTLAND RD** **RICHMOND, VA 23225-2610**	05/22/2026	$405,000	$295	1375	7/3/1	1961	16,858 SF

APN: C-005-0475-018 Document #: 260009473
Document Type: Bargain and Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: CLAREMONT SUBDIVISION MapRef: MB 899 PG 326 Abbreviated Description: Lot:3 Subdivision:CLAREMONT SUBDIVISION Map Ref:MB 899 PG 326City/Muni/Twp:MANCHESTER City/Muni/Twp: MANCHESTER

16	.38Mi.	**5607 JAHNKE RD** **RICHMOND, VA 23225-2829**	03/31/2026	$440,000	$224	1961	7/4/2	1941	35,981 SF

APN: C-005-0792-012 Document #: 260005492
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: MapRef: MB 90 PG 869 Abbreviated Description: Map Ref:MB 90 PG 869City/Muni/Twp:RICHMOND City/Muni/Twp: RICHMOND

17	.41Mi.	**5831 LARRYMORE RD** **RICHMOND, VA 23225-6016**	07/14/2026	$230,000	$118	1954	9/4/2	1993	7,928 SF

APN: C-005-0825-038 Document #: 260013042
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: C Subdivision: WESTOVER WOODS MapRef: MB 42 PG 56 Abbreviated Description: Lot:4 Block:C Subdivision:WESTOVER WOODS Map Ref:MB 42 PG 56City/Muni/Twp:RICHMOND City/Muni/Twp: RICHMOND

18	.41Mi.	**5725 THORNDALE LN** **RICHMOND, VA 23225-2811**	06/22/2026	$439,000	$316	1388	6//2	1948	11,979 SF

APN: C-005-0547-030 Document #: 260011537
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 52 Section: B Subdivision: OAKHURST MapRef: MB 8 PG 154 Abbreviated Description: Lot:52 Section:B Subdivision:OAKHURST Map Ref:MB 8 PG 154City/Muni/Twp:MANCHESTER MAGISTERIAL City/Muni/Twp: MANCHESTER MAGISTERIAL

19	.41Mi.	**618 GERMAN SCHOOL RD** **RICHMOND, VA 23225-5356**	05/29/2026	$110,000	$97	1136	8//1	1966	19,998 SF

APN: C-005-0785-054 Document #: 260009863
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:RICHMOND City/Muni/Twp: RICHMOND

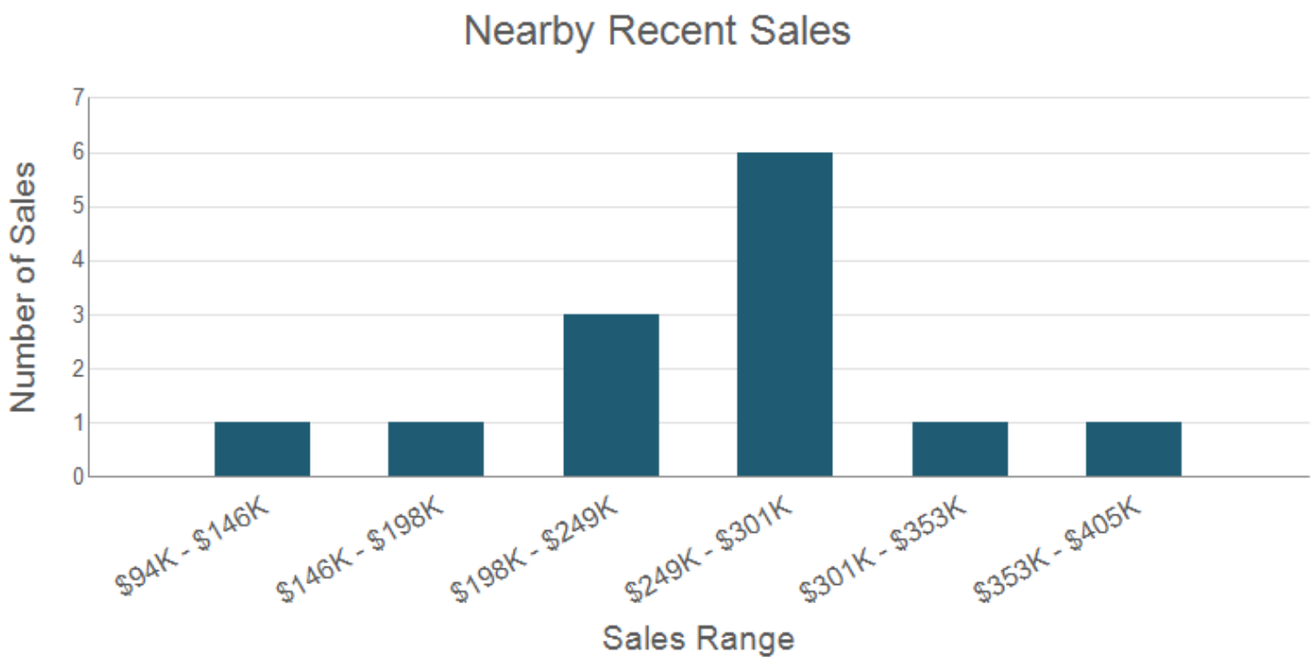
20	.43Mi.	**709 DETER RD** **RICHMOND, VA 23225-5317**	08/13/2026	$315,000	$201	1567	8/3/2	1977	9,191 SF

APN: C-005-0785-010 Document #: 260015173
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 22 Block: C Section: E Subdivision: KEANELAND FARMS MapRef: MB 10 PG 75 Abbreviated Description: Lot:22 Block:C Section:E Subdivision:KEANELAND FARMS Map Ref:MB 10 PG 75City/Muni/Twp:RICHMOND City/Muni/Twp: RICHMOND

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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.	**6100 GLENWAY DR**	**05/08/2023**	$186,000	$186,000	1,028	9/2/1	1949	15,290 SF	
.02Mi.	**6042 GLENWAY DR**	**09/16/2010**	$255,000	$255,000	986	5/2/1	1947	12,153 SF	
.02Mi.	**6108 GLENWAY DR**	**08/28/2023**	$222,000	$222,000	736	5/2/1	1947	14,680 SF	
.03Mi.	**6047 GLENWAY DR**	**04/28/2017**	$243,000	$243,000	1,018	6/3/1	1950	10,019 SF	
.03Mi.	**6038 GLENWAY DR**	**11/03/1997**	$197,000	$197,000	1,000	6/3/1	1947	10,454 SF	
.04Mi.	**6101 GLENWAY DR**	**05/30/2024**	$243,000	$243,000	736	5/2/1	1947	15,594 SF	
.04Mi.	**6039 GLENWAY DR**	**06/17/1999**	$206,000	$206,000	943	6/3/1	1950	10,934 SF	
.04Mi.	**1111 NEWELL RD**	**01/13/2020**	$328,000	$328,000	1,200	6/3/2	1948	22,521 SF	
.04Mi.	**1101 BLAKEMORE RD**	**04/21/2022**	$362,000	$362,000	2,080	7/3/2	1954	13,939 SF	
.04Mi.	**6107 GLENWAY DR**	**03/12/1985**	$237,000	$237,000	1,181	6/3/1	1947	9,235 SF	
.04Mi.	**6042 WAINWRIGHT DR**	**01/24/2004**	$234,000	$234,000	1,012	6/3/1	1950	10,193 SF	
.05Mi.	**1117 NEWELL RD**	**08/31/2021**	$259,000	$259,000	1,005	5/2/1	1945	10,498 SF	
.05Mi.	**6032 GLENWAY DR**	**04/08/2020**	$270,000	$270,000	1,072	5/2/1	1947	13,024 SF	
.05Mi.	**6029 GLENWAY DR**	**04/19/2022**	$219,000	$219,000	808	5/2/1	1949	9,975 SF	
.05Mi.	**6041 WAINWRIGHT DR**	**12/30/2021**	$238,000	$238,000	720	5//1	1947	9,496 SF	
.06Mi.	**6036 WAINWRIGHT DR**	**10/31/2008**	$230,000	$230,000	892	5/2/1	1949	9,104 SF	

Rent vs. Own

Households Occupied by Renters:	49%	Households Occupied by Owners:	46%

Demographics & Income

Median Age:	37.1 years old	Households:	19,146
Median Household Income:	$71,391	Households w/Family:	47%
Household Income Per Capita:	$41,771	Households w/Family Married:	28%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	23%

School District

School District Zone:	Richmond City Public Schools	Students:	20,962
Number of Schools:	57	Rating:	F

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.49Mi.	**Open High School** Number of Students: 171 Student-Teacher Ratio: 9.19 Advanced Placement: Yes	A+	Public	9 - 12
0.40Mi.	**Elizabeth D. Redd Elementary School** Number of Students: 355	F	Public	KG - 5

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Student-Teacher Ratio: 14.31			
0.32Mi. **Lucille M. Brown Middle School** Number of Students: 605 Student-Teacher Ratio: 10.61	F	Public	6 - 8
5.69Mi. **Richmond Community High School** Number of Students: 211 Student-Teacher Ratio: 8.12 Advanced Placement: Yes	A	Public	9 - 12
1.95Mi. **Huguenot High School** Number of Students: 1,469 Student-Teacher Ratio: 13.35 Advanced Placement: Yes	D	Public	9 - 12
5.84Mi. **Franklin Military Academy** Number of Students: 335 Student-Teacher Ratio: 6.37 Advanced Placement: Yes	A-	Public	6 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	112%	HIGHER
BURGLARY	92%	SIMILAR
MOTOR VEHICLE THEFT	113%	HIGHER
FORCIBLE ROBBERY	95%	SIMILAR
AGGRAVATED ASSAULT	103%	SIMILAR
FORCIBLE RAPE	95%	SIMILAR
MURDER	115%	HIGHER
OVERALL	108%	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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