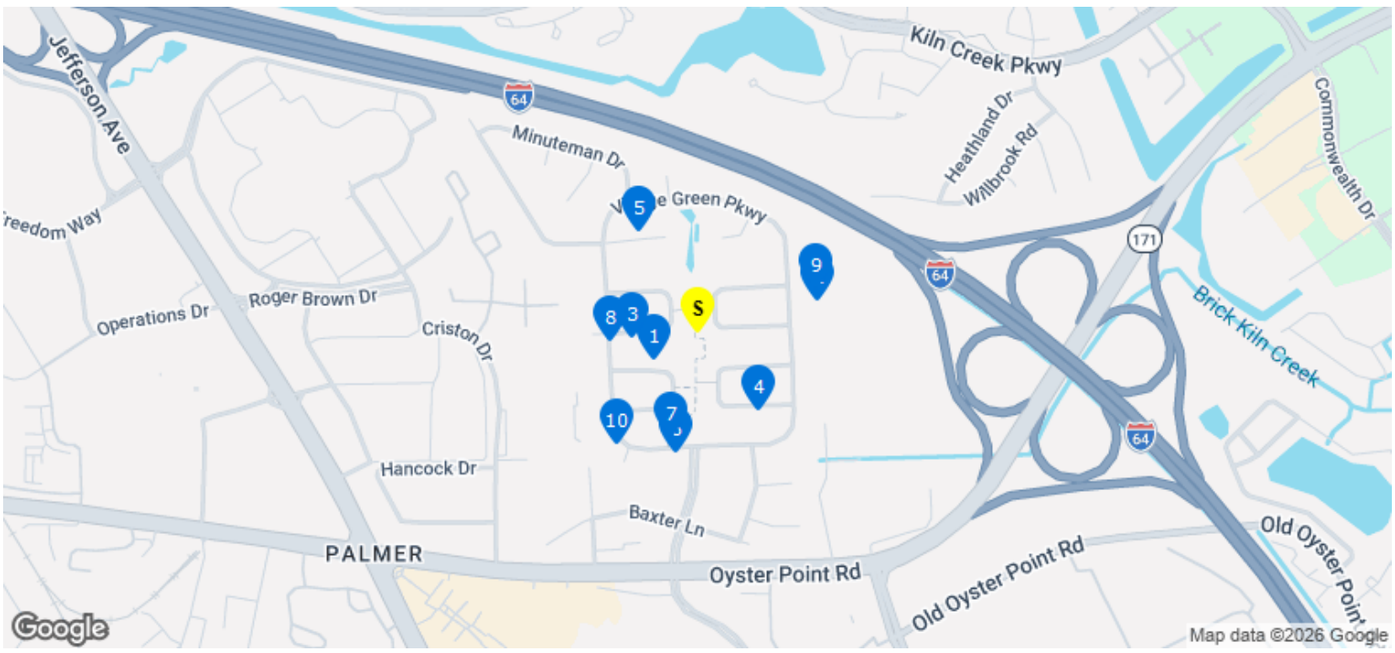
ICE SiteX Report

OrderID: 98761716

SiteX Property Information Report



Subject Property Location

617 VALLEY FORGE DR, NEWPORT NEWS, VA 23602-7020

County:	**NEWPORT NEWS CITY VA**	Census Tract:	0321.14
Property Use:	Single Family Residential	Zoning:	R3
Parcel Number:	152000208	Thomas Bros Pg-Grid:	

Valuation

Value:	**$385,000**	FSD:	5	Common Confidence Score:	92
Value Range:	$365,750 - $404,250	ICE Confidence Score:	95		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$86,600	Market Land Value:	$86,600	Tax Year:	2026
Assd Improvement:	$313,200	Market Improvment Value:	$313,200	Total Taxable Value:	$4,689
Total Assessed Value:	$399,800	Total Assessor Market Value:	$399,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 173 Section: 5 Subdivision: VILLAGE GREEN
Abbreviated Description: 173 80X124.01X42.37X53.70X117.72

Property Characteristics

Lot Size:	10,454 SF	Bedrooms:	4	Pool:	
Building Area:	1769 SF	Baths:	2	Fireplace:	1
Year Built:	1971	Partial Baths:	1	Type Const:	Wood
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Brick
Number of Units:	1	Garage Type:	Garage	Heating:	Forced air unit
Number of Stories:	2	Number of Cars:	1	A/C:	Central
Style:	Colonial	Basement:		Roof Cover:	Shingle (Not Wood)
		Foundation:	Crawl/Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/21/2025	Sales Price:	$380,000
Document #:	250009494 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	07/02/2025	Loan Amount:	N/A
Document #:	250008713 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	06/21/2025		
TD Due Date:	07/01/2055	Type Finance:	

Legal Description:
Subdivision: VILLAGE GREEN SECTION FIVE AND RESUBDIVISION OF LO Map Ref: 0
City/Muni/Twp: NEWPORT NEWS

Mortgage Record

Recording Date:	07/01/2024	Loan Amount:	N/A
Document #:	240007974 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	06/20/2024		
TD Due Date:	08/01/2050	Type Finance:	Fixed Rate

Legal Description:
Subdivision: 4

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Prior Transfer

Recording Date:	07/01/2024	Sales Price:	$380,000
Document #:	240007973 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	06/20/2024		
Document Type:	Deed		

Legal Description:
Subdivision: 4

Prior Transfer

Recording Date:	12/27/2023	Sales Price:	$200,000
Document #:	230015526 BK-PG -	Type of Sale:	Non Residential Transfer
Contract Date:	12/15/2023		
Document Type:	Deed		

Legal Description:
Section: 5 Subdivision: VILLAGE GREEN SD

Area Sales Analysis

Total Area Sales	$3,641,500	Median # of Bedrooms	4
Median Lot Size	9,801 SF	Median # of Baths	2
Median Living Area	1,951 SF	Median Year Built	1969
Price Range - 2 Yrs	$280,000 to $432,000	Age Range	53 years to 59 years
Median Value	$384,500	Median Age	57 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.07Mi.	**627 VALLEY FORGE DR** **NEWPORT NEWS, VA 23602-7020**	06/30/2026	$389,000	$212	1835	8/4/2	1971	9,583 SF	
		APN: 152000217 Document #: 260009478 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Lot: 178 Subdivision: VILLAGE GREEN SECTION FIVE AND RESUBDIVISION OF LO MapRef: MB 8 PG 17 Abbreviated Description: Lot:178 Subdivision:VILLAGE GREEN SECTION FIVE AND RESUBDIVISION OF LO Map Ref:MB 8 PG 17City/Muni/Twp:NEWPORT NEWS City/Muni/Twp: NEWPORT NEWS								
2	.12Mi.	**717 PRESCOTT CIR** **NEWPORT NEWS, VA 23602-7018**	05/19/2026	$262,000	$126	2073	7/3/2	1967	9,583 SF	
		APN: 152000418 Document #: 260007259 Document Type: Bargain and Sale Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 75 Subdivision: VILLAGE GREEN Legal Unit: 2 MapRef: MB 7 PG 77 Abbreviated Description: Lot:75 Subdivision:VILLAGE GREEN Legal Unit:2 Map Ref:MB 7 PG 77								
3	.12Mi.	**682 VILLAGE GREEN PKWY** **NEWPORT NEWS, VA 23602-7075**	04/21/2026	$280,000	$149	1875	7/3/2	1971	9,148 SF	
		APN: 152000106 Document #: 260005617 Document Type: Bargain and Sale Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 160 Subdivision: VILLAGE GREEN SECTION FIVE AND RESUBDIVISION OF LO MapRef: MB 8 PG 17 Abbreviated Description: Lot:160 Subdivision:VILLAGE GREEN SECTION FIVE AND RESUBDIVISION OF LO Map Ref:MB 8 PG 17City/Muni/Twp:NEWPORT NEWS City/Muni/Twp: NEWPORT NEWS								
4	.14Mi.	**729 PRESCOTT CIR** **NEWPORT NEWS, VA 23602-7018**	08/11/2026	$290,000	$144	2015	8/4/2	1967	9,148 SF	
		APN: 152000426 Document #: 260011697 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 77 Subdivision: VILLAGE GREEN SECTION TWO MapRef: MB 7 PG 77 Abbreviated Description: Lot:77 Subdivision:VILLAGE GREEN SECTION TWO Map Ref:MB 7 PG 77City/Muni/Twp:NEWPORT NEWS City/Muni/Twp: NEWPORT NEWS								
5	.15Mi.	**625 BRANDYWINE DR** **NEWPORT NEWS, VA 23602-7004**	06/16/2026	$432,000	$191	2264	8/4/2	1969	9,583 SF	
		APN: 152000246 Document #: 260008729 Document Type: Bargain and Sale Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 126 Subdivision: VILLAGE GREEN SECTION FOUR CITY OF NEWPOR MapRef: MB 7 PG 175 Abbreviated Description: Lot:126 Subdivision:VILLAGE GREEN SECTION FOUR CITY OF NEWPOR Map Ref:MB 7 PG 175City/Muni/Twp:NEWPORT NEWS City/Muni/Twp: NEWPORT NEWS								
6	.16Mi.	**657 VILLAGE GREEN PKWY** **NEWPORT NEWS, VA 23602-7038**	08/03/2026	$315,000	$162	1945	8/4/2	1973	13,068 SF	
		APN: 142000352 Document #: 260011185 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 205 Subdivision: VILLAGE GREEN SECTION SIX MapRef: MB 8 PG 103 Abbreviated Description: Lot:205 Subdivision:VILLAGE GREEN SECTION SIX Map Ref:MB 8 PG 103City/Muni/Twp:NEWPORT NEWS City/Muni/Twp: NEWPORT NEWS								
7	.17Mi.	**758 VILLAGE GREEN PKWY** **NEWPORT NEWS, VA 23602-7034**	10/07/2026	$390,000	$199	1963	8/4/2	1969	9,583 SF	
		APN: 142000228 Document #: 260014544 Document Type: Bargain and Sale Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 118 Subdivision: VILLAGE GREEN SECTION THREE MapRef: MB 7 PG 128 Abbreviated Description: Lot:118 Subdivision:VILLAGE GREEN SECTION THREE Map Ref:MB 7 PG 128City/Muni/Twp:NEWPORT NEWS City/Muni/Twp: NEWPORT NEWS								
8	.18Mi.	**709 VILLAGE GREEN PKWY** **NEWPORT NEWS, VA 23602-7024**	06/08/2026	$431,500	$221	1950	6/4/2	1969	10,019 SF	
		APN: 152000248 Document #: 260008215 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 121 Subdivision: VILLAGE GREEN SECTION FOUR CITY OF NEWPORT MapRef: MB 7 PG 175 Abbreviated Description: Lot:121 Subdivision:VILLAGE GREEN SECTION FOUR CITY OF NEWPORT Map Ref:MB 7 PG 175								
9	.19Mi.	**636 VILLAGE GREEN PKWY** **NEWPORT NEWS, VA 23602-7023**	04/22/2026	$329,900	$247	1337	7/3/2	1978	13,939 SF	
		APN: 142000216 Document #: 260005710 Document Type: Bargain and Sale Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 246 Subdivision: VILLAGE GREEN SECTION SEVEN CITY OF NEWPO MapRef: MB 9 PG 26 Abbreviated Description: Lot:246 Subdivision:VILLAGE GREEN SECTION SEVEN CITY OF NEWPO Map Ref:MB 9 PG 26City/Muni/Twp:NEWPORT NEWS City/Muni/Twp: NEWPORT NEWS								

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10	.24Mi.	**2107 VILLAGE GREEN PKWY** **NEWPORT NEWS, VA 23602-7043**	09/30/2026	$360,000	$226	1592	7/3/2	1983	16,117 SF

APN: 152000132 Document #: 260014230
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 12 Subdivision: RESUBDIVISION OF LOT 7 VILLAGE GREEN SECTION 1-A N MapRef: MB 12 PG 53 Abbreviated Description: Lot:12 Subdivision:RESUBDIVISION OF LOT 7 VILLAGE GREEN SECTION 1-A N Map Ref:MB 12 PG 53City/Muni/Twp:NEWPORT NEWS City/Muni/Twp: NEWPORT NEWS

11	.27Mi.	**729 LEXINGTON CIR** **NEWPORT NEWS, VA 23602-7030**	07/02/2026	$430,000	$204	2105	8/4/2	1966	10,890 SF

APN: 152000529 Document #: 260009626
Document Type: Bargain and Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 19 Subdivision: VILLAGE GREEN SECTION ONE NEWPORT NEWS VIRGINIA MapRef: MB 7 PG 14 Abbreviated Description: Lot:19 Subdivision:VILLAGE GREEN SECTION ONE NEWPORT NEWS VIRGINIA Map Ref:MB 7 PG 14City/Muni/Twp:NEWPORT NEWS City/Muni/Twp: NEWPORT NEWS

12	.28Mi.	**2101 VILLAGE GREEN PKWY** **NEWPORT NEWS, VA 23602-7043**	06/04/2026	$428,000	$200	2141	7/3/2	1984	11,761 SF

APN: 152000135 Document #: 260008108
Document Type: Bargain and Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 15 Subdivision: VILLAGE GREEN SECTION 1A MapRef: MB 12 PG 53 Abbreviated Description: Lot:15 Subdivision:VILLAGE GREEN SECTION 1A Map Ref:MB 12 PG 53City/Muni/Twp:NEWPORT NEWS City/Muni/Twp: NEWPORT NEWS

13	.33Mi.	**970 NICKLAUS DR** **NEWPORT NEWS, VA 23602-8897**	04/16/2026	$390,000	$209	1864	5/3/2	1995	4,225 SF

APN: 142000582 Document #: 260005448
Document Type: Bargain and Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Subdivision: THE MASTERS SECTION 23 PARCEL 3B VILLAGES OF KILN MapRef: MB 1375 PG 1694 Abbreviated Description: Subdivision:THE MASTERS SECTION 23 PARCEL 3B VILLAGES OF KILN Map Ref:MB 1375 PG 1694City/Muni/Twp:NEWPORT NEWS City/Muni/Twp: NEWPORT NEWS

14	.34Mi.	**946 NICKLAUS DR** **NEWPORT NEWS, VA 23602-8897**	08/14/2026	$393,000	$216	1818	5/3/2	1994	6,011 SF

APN: 142000546 Document #: 260011906
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 146 Subdivision: VISUBDIVISION OF THE MASTERS SECTION 12 PA MapRef: MB 1346 PG 1887 Abbreviated Description: Lot:146 Subdivision:VISUBDIVISION OF THE MASTERS SECTION 12 PA Map Ref:MB 1346 PG 1887City/Muni/Twp:NEWPORT NEWS City/Muni/Twp: NEWPORT NEWS

15	.36Mi.	**114 SARAZEN CT** **NEWPORT NEWS, VA 23602-9109**	08/07/2026	$380,000	$211	1800	5/2/2	1994	4,356 SF

APN: 142000543 Document #: 260011573
Document Type: Bargain and Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Section: 10 Subdivision: VILLAGES OF KILN CREEK MapRef: MB 1338 PG 2354 Abbreviated Description: Section:10 Subdivision:VILLAGES OF KILN CREEK Map Ref:MB 1338 PG 2354City/Muni/Twp:NEWPORT NEWS City/Muni/Twp: NEWPORT NEWS

16	.37Mi.	**936 NICKLAUS DR** **NEWPORT NEWS, VA 23602-8894**	05/27/2026	$385,000	$187	2056	5/3/2	1993	4,225 SF

APN: 142000531 Document #: 260007586
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Subdivision: THE MASTERS SECTION 6 PARCEL 2 VILLAGES OF KILN CR MapRef: MB 1317 PG 1941 Abbreviated Description: Subdivision:THE MASTERS SECTION 6 PARCEL 2 VILLAGES OF KILN CR Map Ref:MB 1317 PG 1941City/Muni/Twp:NEWPORT NEWS City/Muni/Twp: NEWPORT NEWS

17	.37Mi.	**975 WILLBROOK RD** **NEWPORT NEWS, VA 23602-9102**	03/27/2026	$427,500	$203	2105	7/4/2	1994	7,710 SF

APN: 143000302 Document #: 260004386
Document Type: Bargain and Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 66 Subdivision: DUNHILL SUBDIVISION Phase No: 3 MapRef: MB 1300 PG 2252 Abbreviated Description: Lot:66 Subdivision:DUNHILL SUBDIVISION Phase No:3 Map Ref:MB 1300 PG 2252City/Muni/Twp:NEWPORT NEWS City/Muni/Twp: NEWPORT NEWS

18	.38Mi.	**934 NICKLAUS DR** **NEWPORT NEWS, VA 23602-8895**	10/05/2026	$359,900	$193	1864	5/3/2	1993	4,356 SF

APN: 142000530 Document #: 260014431
Document Type: Bargain and Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 109 Section: 6 Subdivision: VILLAGES OF KILN CREEK MapRef: MB 1317 PG 1941 Abbreviated Description: Lot:109 Section:6 Subdivision:VILLAGES OF KILN CREEK Map Ref:MB 1317 PG 1941City/Muni/Twp:NEWPORT NEWS City/Muni/Twp: NEWPORT NEWS

19	.38Mi.	**2202 BUCKINGHAM GRN** **NEWPORT NEWS, VA 23602-8800**	08/10/2026	$445,000	$173	2566	7/4/2	1989	7,623 SF

APN: 142000421 Document #: 260011595
Document Type: Bargain and Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 36 Subdivision: SOUTHLAKE SUBDIVISION MapRef: MB 1160 PG 4-7 Abbreviated Description: Lot:36 Subdivision:SOUTHLAKE SUBDIVISION Map Ref:MB 1160 PG 4-7City/Muni/Twp:NEWPORT NEWS City/Muni/Twp: NEWPORT NEWS

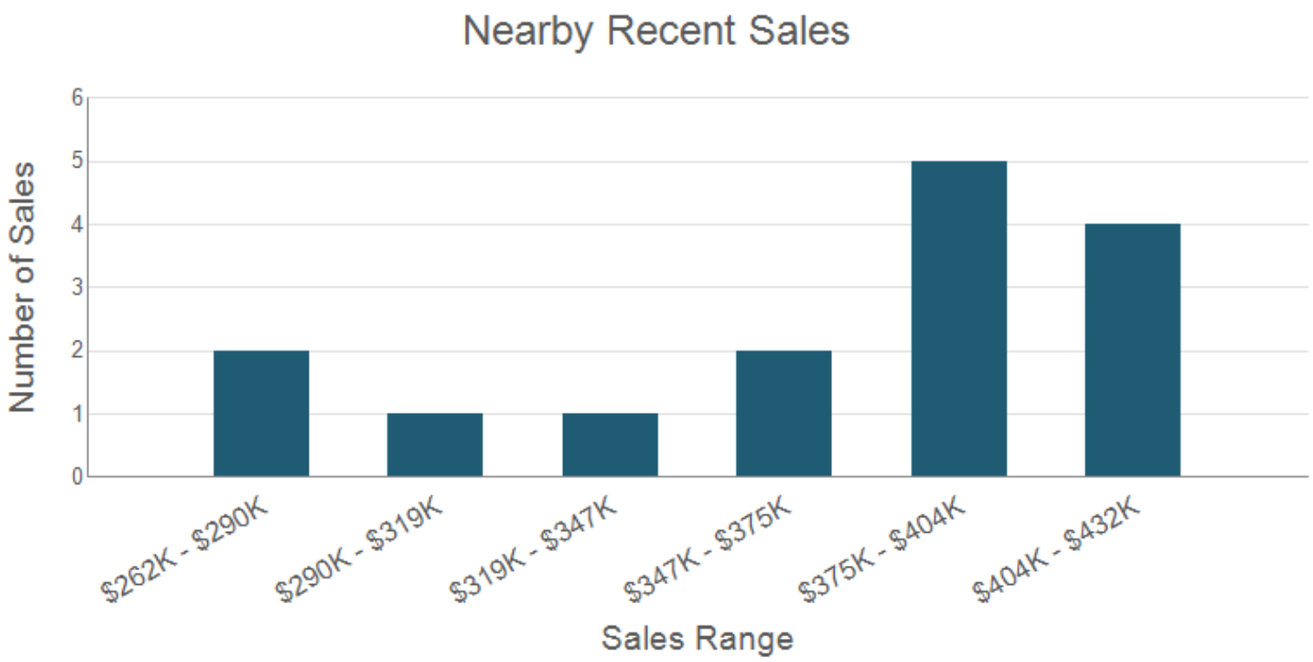
20	.39Mi.	**119 SARAZEN CT** **NEWPORT NEWS, VA 23602-9111**	03/18/2026	$372,500	$200	1864	5/3/2	1993	4,138 SF

APN: 143000239 Document #: 260003786
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Section: 8 Subdivision: SUBDIVISION OF THE MASTERS SECTION 8 PARCEL 2 VILL Legal Unit: 115 MapRef: MB 1328 PG 1828 Abbreviated Description: Section:8 Subdivision:SUBDIVISION OF THE MASTERS SECTION 8 PARCEL 2 VILL Legal Unit:115 Map Ref:MB 1328 PG 1828City/Muni/Twp:NEWPORT NEWS City/Muni/Twp: NEWPORT NEWS

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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.	**617 VALLEY FORGE DR**	**07/01/2024**	$399,800	$399,800	1,769	8/4/2	1971	10,454 SF	
.02Mi.	**615 VALLEY FORGE DR**	**03/27/1975**	$412,400	$412,400	2,403	8/4/3	1971	10,890 SF	
.02Mi.	**619 VALLEY FORGE DR**	**11/26/1997**	$363,600	$363,600	1,905	8/4/2	1971	11,326 SF	
.03Mi.	**720 PLYMOUTH CIR**	**03/05/2026**	$480,000	$480,000	2,729	9/6/3	1968	10,019 SF	
.03Mi.	**718 PLYMOUTH CIR**	**08/17/2000**	$409,200	$409,200	2,459	8/4/2	1968	9,583 SF	
.03Mi.	**620 VALLEY FORGE DR**	**07/18/2006**	$519,600	$519,600	3,860	12/5/3	1971	9,583 SF	
.03Mi.	**613 VALLEY FORGE DR**	**09/28/1989**	$443,700	$443,700	2,612	9/4/2	1971	12,632 SF	
.03Mi.	**621 VALLEY FORGE DR**	**06/14/2013**	$323,900	$323,900	1,483	7/3/2	1971	10,890 SF	
.04Mi.	**612 VALLEY FORGE DR**	**03/25/2019**	$416,000	$416,000	2,620	10/5/2	1971	9,583 SF	
.04Mi.	**716 PLYMOUTH CIR**	**09/22/2010**	$428,300	$428,300	2,430	8/4/2	1968	9,583 SF	
.04Mi.	**722 PLYMOUTH CIR**	**12/13/2024**	$425,000	$425,000	2,601	8/4/2	1968	11,761 SF	
.05Mi.	**624 VALLEY FORGE DR**	**03/19/2020**	$420,700	$420,700	2,116	9/4/2	1971	9,583 SF	
.05Mi.	**623 VALLEY FORGE DR**	**05/22/2017**	$369,800	$369,800	1,845	7/3/2	1971	10,454 SF	
.05Mi.	**611 VALLEY FORGE DR**	**05/22/2018**	$395,000	$395,000	2,240	9/4/3	1971	14,375 SF	
.05Mi.	**606 VALLEY FORGE DR**	**07/25/2011**	$359,700	$359,700	1,845	7/4/2	1971	9,583 SF	
.05Mi.	**714 PLYMOUTH CIR**	**08/13/2024**	$392,900	$392,900	2,232	8/4/2	1968	13,068 SF	

Rent vs. Own

Households Occupied by Renters:	44%	Households Occupied by Owners:	50%

Demographics & Income

Median Age:	37.4 years old	Households:	16,653
Median Household Income:	$77,606	Households w/Family:	56%
Household Income Per Capita:	$39,290	Households w/Family Married:	38%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Newport News City Public Schools	Students:	25,882
Number of Schools:	43	Rating:	D-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.99Mi.	**Warwick High School**	D+	Public	9 - 12
Number of Students: 1,622 Student-Teacher Ratio: 14.79 Advanced Placement: Yes				
2.74Mi.	**Watkins Early Childhood Center**	NA	Public	PK - PK
Number of Students: 326				

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Student-Teacher Ratio: 14.17				
0.24Mi. **L.F. Palmer Elementary School** Number of Students: 465 Student-Teacher Ratio: 17.88		D-	Public	KG - 5
4.65Mi. **Homer L. Hines Middle School** Number of Students: 846 Student-Teacher Ratio: NA		D-	Public	6 - 8

Flood Report

The Subject Property of **617 VALLEY FORGE DR, NEWPORT NEWS, VA 23602-7020** 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	109%	SIMILAR
BURGLARY	85%	LOWER
MOTOR VEHICLE THEFT	98%	SIMILAR
FORCIBLE ROBBERY	113%	HIGHER
AGGRAVATED ASSAULT	86%	LOWER
FORCIBLE RAPE	94%	SIMILAR
MURDER	94%	SIMILAR
OVERALL	81%	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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