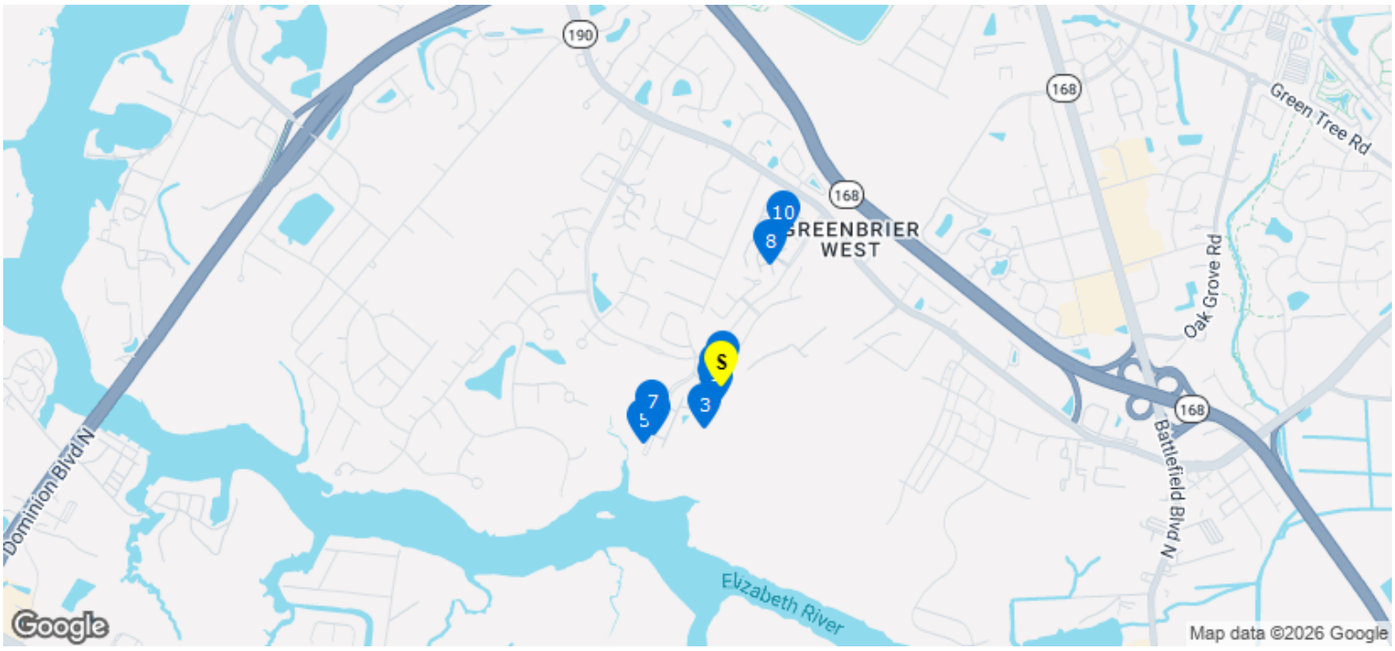
ICE SiteX Report

OrderID: 98809104

SiteX Property Information Report



Subject Property Location

708 SAIL FISH QUAY, CHESAPEAKE, VA 23320-2087

County:	**CHESAPEAKE CITY VA**	Census Tract:	0209.07
Property Use:	Condominium Unit (Residential)	Zoning:	PUD: PLANNED UNIT DEVELOP
Parcel Number:	0367011000010	Thomas Bros Pg-Grid:	

Valuation

Value:	**$237,000**	FSD:	6	Common Confidence Score:	92
Value Range:	$222,780 - $251,220	ICE Confidence Score:	94		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$95,000	Market Land Value:	$95,000	Tax Year:	2019
Assd Improvement:	$140,000	Market Improvment Value:	$140,000	Total Taxable Value:	$1,471
Total Assessed Value:	$235,000	Total Assessor Market Value:	$235,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 42 Subdivision: MARINER'S QUAY Map Ref: MB 111 PG 52

Abbreviated Description:	UNIT 708 BLDG 2 MARINER'S QUAY CONDO
City/Muni/Twp:	WASHINGTON

Property Characteristics

Lot Size:		Bedrooms:	2	Pool:	
Building Area:	1236 SF	Baths:	2	Fireplace:	1
Year Built:	1995	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	4	Ext Walls:	Siding (Alum/Vinyl)
Number of Units:	1	Garage Type:		Heating:	Forced air unit
Number of Stories:	1	Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/03/2026	Sales Price:	N/A
Document #:	260002717 BK-PG 10941-514	Type of Sale:	Non Arms-Length Transfer
Contract Date:	01/28/2026		
Document Type:	Deed		

Legal Description:

Subdivision: MARINERS QUAY CONDOMINIUM Legal Unit: 708 Map Ref: MB 3185 PG 79
City/Muni/Twp: CHESAPEAKE

Prior Transfer

Recording Date:	08/03/2023	Sales Price:	N/A
Document #:	BK-PG 10684-235	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:

District: 42 Subdivision: MARINER'S QUAY
Abbreviated Description: UNIT 708 BLDG 2 MARINER'S QUAY CONDO
City/Muni/Twp: WASHINGTON

Prior Transfer

Recording Date:	08/22/2022	Sales Price:	$192,000
Document #:	220026668 BK-PG 10593-1331	Type of Sale:	Arms-Length Transfer
Contract Date:	08/19/2022		

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Document Type: Deed
Legal Description:
Subdivision: MARINERS QUAY CONDO

Prior Transfer

Recording Date:	03/10/2021	Sales Price:	N/A
Document #:	210011178 BK-PG 10328-805	Type of Sale:	Non Arms-Length Transfer
Contract Date:	03/02/2021		
Document Type:	Deed		

Legal Description:
Subdivision: MARINERS QUAY CONDO

Prior Transfer

Recording Date:	12/20/2013	Sales Price:	$117,000
Document #:	BK-PG 9289-0110	Type of Sale:	Arms-Length Transfer
Contract Date:	12/18/2013		
Document Type:	Deed		

Legal Description:

Area Sales Analysis

Total Area Sales	$2,426,124	Median # of Bedrooms	2
Median Lot Size	SF	Median # of Baths	2
Median Living Area	1,236 SF	Median Year Built	1995
Price Range - 2 Yrs	$205,124 to $290,000	Age Range	29 years to 33 years
Median Value	$237,500	Median Age	31 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.03Mi.	**724 SAIL FISH QUAY** **CHESAPEAKE, VA 23320-2089**	09/11/2026	$240,000	$194	1236	4/2/2	1995	SF	
		APN: 0367011000090 Document #: 260023673 Document Type: Bargain and Sale Deed Price Code: A Land Use: Condominium Unit (Residential) Legal: Subdivision: MARINERS QUAY CONDOMINIUM Legal Unit: 724 MapRef: MB 3185 PG 79 Abbreviated Description: Subdivision:MARINERS QUAY CONDOMINIUM Legal Unit:724 Map Ref:MB 3185 PG 79City/Muni/Twp:CHESAPEAKE City/Muni/Twp: CHESAPEAKE								
2	.04Mi.	**605 SAIL FISH QUAY** **CHESAPEAKE, VA 23320-2092**	08/25/2026	$305,000	$172	1776	7/3/3	1995	SF	
		APN: 0367011000230 Document #: 260022201 Document Type: Deed Price Code: A Land Use: Condominium Unit (Residential) Legal: Subdivision: MARINERS QUAY CONDOMINIUM Legal Unit: 605 MapRef: MB 3185 PG 79 Abbreviated Description: Subdivision:MARINERS QUAY CONDOMINIUM Legal Unit:605 Map Ref:MB 3185 PG 79City/Muni/Twp:CHESAPEAKE City/Muni/Twp: CHESAPEAKE								
3	.05Mi.	**613 SAIL FISH QUAY** **CHESAPEAKE, VA 23320-2092**	10/07/2026	$246,000	$199	1236	4/2/2	1995	SF	
		APN: 0367011000190 Document #: 260025757 Document Type: Deed Price Code: A Land Use: Condominium Unit (Residential) Legal: Subdivision: MARINERS QUAY CONDOMINIUM Legal Unit: 613 MapRef: MB 3185 PG 79 Abbreviated Description: Subdivision:MARINERS QUAY CONDOMINIUM Legal Unit:613 Map Ref:MB 3185 PG 79City/Muni/Twp:CHESAPEAKE City/Muni/Twp: CHESAPEAKE								
4	.11Mi.	**549 BROAD BEND CIR** **CHESAPEAKE, VA 23320-9291**	09/15/2026	$450,000	$196	2292	9/3/2	1992	8,015 SF	
		APN: 0369009000270 Document #: 260023895 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 27 Block: LM-3 Section: 3 Subdivision: RIVER WALK MapRef: MB 104 PG 31 Abbreviated Description: Lot:27 Block:LM-3 Section:3 Subdivision:RIVER WALK Map Ref:MB 104 PG 31City/Muni/Twp:CHESAPEAKE City/Muni/Twp: CHESAPEAKE								
5	.15Mi.	**320 ESPLANADE PL** **CHESAPEAKE, VA 23320-2014**	10/20/2026	$325,000	$240	1352	5/2/2	1993	2,439 SF	
		APN: 0367008000150 Document #: 260026764 Document Type: Bargain and Sale Deed Price Code: A Land Use: Townhouse (Residential) Legal: Lot: 15 Subdivision: PLAT OF RIVER WALK SECTION MC 2 PHASE ONE MapRef: MB 107 PG 23 Abbreviated Description: Lot:15 Subdivision:PLAT OF RIVER WALK SECTION MC 2 PHASE ONE Map Ref:MB 107 PG 23City/Muni/Twp:CHESAPEAKE City/Muni/Twp: CHESAPEAKE								
6	.15Mi.	**464 RIVER ARCH DR** **CHESAPEAKE, VA 23320-2102**	07/02/2026	$400,000	$244	1637	6/3/2	2005	8,451 SF	
		APN: 0363012000100 Document #: 260017092 Document Type: Bargain and Sale Deed Price Code: Land Use: Single Family Residential Legal: Lot: 10 Subdivision: SUBDIVISION OF RIVER ARCH VILLAGE PLANNED UNIT D Abbreviated Description: Lot:10 Subdivision:SUBDIVISION OF RIVER ARCH VILLAGE PLANNED UNIT D City/Muni/Twp:CHESAPEAKE City/Muni/Twp: CHESAPEAKE								
7	.16Mi.	**533 BROAD BEND CIR** **CHESAPEAKE, VA 23320-9291**	07/30/2026	$505,000	$225	2247	8/4/2	1992	13,852 SF	
		APN: 0369009000230 Document #: 260019793 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 23 Subdivision: SUBDIVISION PLAT OF RIVER WALK SECTION LM 3 MapRef: MB 104 PG 31 Abbreviated Description: Lot:23 Subdivision:SUBDIVISION PLAT OF RIVER WALK SECTION LM 3 Map Ref:MB 104 PG 31City/Muni/Twp:CHESAPEAKE City/Muni/Twp: CHESAPEAKE								
8	.17Mi.	**312 ESPLANADE PL** **CHESAPEAKE, VA 23320-2013**	09/02/2026	$330,000	$210	1568	5/2/2	1994	3,093 SF	
		APN: 0367008000180 Document #: 260022918 Document Type: Bargain and Sale Deed Price Code: A Land Use: Townhouse (Residential) Legal: Lot: 18 Subdivision: SUBDIVISION PLAT OF RIVER WALK SECTION MC-2 MapRef: MB 109 PG 26-26D Abbreviated Description: Lot:18 Subdivision:SUBDIVISION PLAT OF RIVER WALK SECTION MC-2 Map Ref:MB 109 PG 26-26DCity/Muni/Twp:CHESAPEAKE City/Muni/Twp: CHESAPEAKE								
9	.19Mi.	**451 SEAHORSE RUN** **CHESAPEAKE, VA 23320-3205**	10/20/2026	$255,000	$156	1639	5/2/2	1997	SF	
		APN: 0367011000840 Document #: 260026664 Document Type: Deed Price Code: Land Use: Condominium Unit (Residential) Legal: Subdivision: MARINERS QUAY CONDOMINIUM Legal Unit: 451 MapRef: MB 3185 PG 79 Abbreviated Description: Subdivision:MARINERS QUAY CONDOMINIUM Legal Unit:451 Map Ref:MB 3185 PG 79City/Muni/Twp:CHESAPEAKE City/Muni/Twp: CHESAPEAKE								

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10	.19Mi.	**441 SEAHORSE RUN** **CHESAPEAKE, VA 23320-3205**	10/16/2026	$304,272	$246	1236	4/2/2	1997	SF	

APN: 0367011001030 Document #: 260026441
Document Type: Commissioner's Deed Price Code:
Land Use: Condominium Unit (Residential)
Legal: Subdivision: MARINERS QUAY CONDOMINIUM Legal Unit: 441 MapRef: MB 3185 PG 79 Abbreviated Description: Subdivision:MARINERS QUAY CONDOMINIUM Legal Unit:441 Map Ref:MB 3185 PG 79City/Muni/Twp:CHESAPEAKE City/Muni/Twp: CHESAPEAKE

11	.2Mi.	**705 INLET QUAY** **CHESAPEAKE, VA 23320-9295**	06/30/2026	$283,500	$186	1523	5/3/2	1992	SF	

APN: 0367007000100 Document #: 260016738
Document Type: Bargain and Sale Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Subdivision: INLET QUAY CONDOMINIUM Legal Unit: 712-F Abbreviated Description: Subdivision:INLET QUAY CONDOMINIUM Legal Unit:712-F Abbreviated Description:BUILDING D City/Muni/Twp:CHESAPEAKE City/Muni/Twp: CHESAPEAKE

12	.24Mi.	**712 INLET QUAY** **CHESAPEAKE, VA 23320-9297**	08/18/2026	$265,000	$203	1304	4/2/2	1993	SF	

APN: 0367007000310 Document #: 260021404
Document Type: Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Subdivision: INLET QUAY CONDOMINIUM Legal Unit: 712 MapRef: MB 2781 PG 298 Abbreviated Description: Subdivision:INLET QUAY CONDOMINIUM Legal Unit:712 Map Ref:MB 2781 PG 298Abbreviated Description:BUILDING D City/Muni/Twp:CHESAPEAKE City/Muni/Twp: CHESAPEAKE

13	.25Mi.	**418 SUPPLEJACK CT** **CHESAPEAKE, VA 23320-9232**	10/02/2026	$485,000	$240	2023	7/4/2	1989	6,534 SF	

APN: 0369003000170 Document #: 260025461
Document Type: Bargain and Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 17 Subdivision: RIVER WALK SECTION LM 2 PHASE ONE WASHINGTON MapRef: MB 97 PG 23-23 Abbreviated Description: Lot:17 Subdivision:RIVER WALK SECTION LM 2 PHASE ONE WASHINGTON Map Ref:MB 97 PG 23-23City/Muni/Twp:CHESAPEAKE City/Muni/Twp: CHESAPEAKE

14	.26Mi.	**716 RIVER HOLLOW CT** **CHESAPEAKE, VA 23320-7032**	07/13/2026	$650,000	$247	2633	8/4/3	2016	15,028 SF	

APN: 0364012000060 Document #: 260017890
Document Type: Bargain and Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 6 Subdivision: RIVER HOLLOW MapRef: MB 159 PG 133-134 Abbreviated Description: Lot:6 Subdivision:RIVER HOLLOW Map Ref:MB 159 PG 133-134City/Muni/Twp:CHESAPEAKE City/Muni/Twp: CHESAPEAKE

15	.27Mi.	**720 INLET QUAY** **CHESAPEAKE, VA 23320-2001**	07/01/2026	$265,000	$174	1523	5/3/2	1993	SF	

APN: 0367007000660 Document #: 260017000
Document Type: Bargain and Sale Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Lot: 720-F Subdivision: INLET QUAY CONDOMINIUM Legal Unit: 720 MapRef: MB 2781 PG 298 Abbreviated Description: Lot:720-F Subdivision:INLET QUAY CONDOMINIUM Legal Unit:720 Map Ref:MB 2781 PG 298Abbreviated Description:BUILDING F City/Muni/Twp:CHESAPEAKE City/Muni/Twp: CHESAPEAKE

16	.28Mi.	**739 CREEKSIDE CRES** **CHESAPEAKE, VA 23320-9259**	06/30/2026	$267,500	$213	1254	5/3/1	1992	4,051 SF	

APN: 0367006000630 Document #: 260016857
Document Type: Deed Price Code: A
Land Use: Townhouse (Residential)
Legal: Lot: 63 Subdivision: SUBDIVISION PLAT OF RIVER WALK SECTION M 3 PHASE Abbreviated Description: Lot:63 Subdivision:SUBDIVISION PLAT OF RIVER WALK SECTION M 3 PHASE City/Muni/Twp:CHESAPEAKE City/Muni/Twp: CHESAPEAKE

17	.29Mi.	**435 SUPPLEJACK CT** **CHESAPEAKE, VA 23320-9233**	10/19/2026	$410,000	$256	1600	7/3/2	1990	6,098 SF	

APN: 0369003000350 Document #: 260026604
Document Type: Bargain and Sale Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 35 Subdivision: RESUBDIVISION PLAT OF LOTS 12 - 19 AND LOTS 27 - 3 MapRef: MB 97 PG 23-23 Abbreviated Description: Lot:35 Subdivision:RESUBDIVISION PLAT OF LOTS 12 - 19 AND LOTS 27 - 3 Map Ref:MB 97 PG 23-23City/Muni/Twp:CHESAPEAKE City/Muni/Twp: CHESAPEAKE

18	.35Mi.	**802 PRIMROSE LN** **CHESAPEAKE, VA 23320-2045**	08/26/2026	$207,900	$179	1163	5/3/2	1994	SF	

APN: 0367010000220 Document #: 260022221
Document Type: Bargain and Sale Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Subdivision: WILLOW POINT AT RIVERWALK A CONDOMINIUM Legal Unit: 802 MapRef: MB 3155 PG 564 Abbreviated Description: Subdivision:WILLOW POINT AT RIVERWALK A CONDOMINIUM Legal Unit:802 Map Ref:MB 3155 PG 564Abbreviated Description:BUILDING 4 City/Muni/Twp:CHESAPEAKE City/Muni/Twp: CHESAPEAKE

19	.41Mi.	**733 DISSDALE LN** **CHESAPEAKE, VA 23320-6862**	10/09/2026	$574,900	$238	2414	9/4/2	1995	15,115 SF	P

APN: 0364009000310 Document #: 260025948
Document Type: Bargain and Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 31 Subdivision: OAK BRIDGE FOREST PHASE ONE MapRef: MB 111 PG 62-62D Abbreviated Description: Lot:31 Subdivision:OAK BRIDGE FOREST PHASE ONE Map Ref:MB 111 PG 62-62DCity/Muni/Twp:CHESAPEAKE City/Muni/Twp: CHESAPEAKE

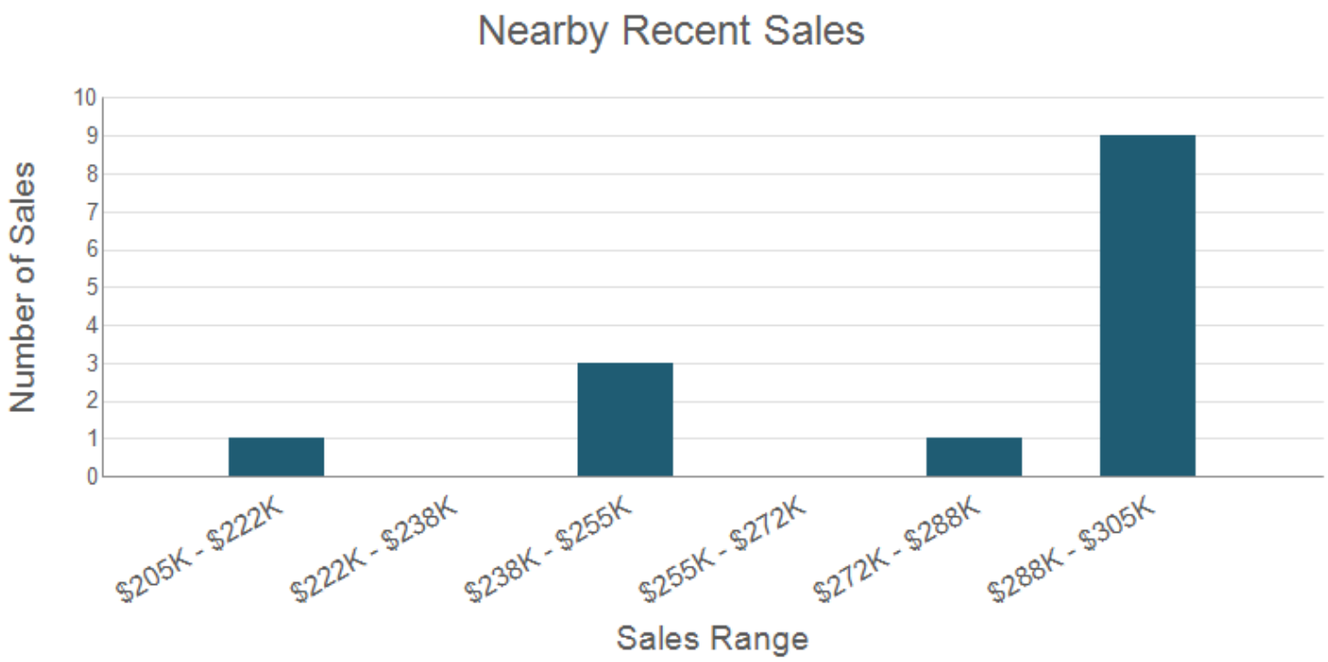
20	.41Mi.	**601 CREEKSIDE CT** **CHESAPEAKE, VA 23320-9255**	07/31/2026	$161,348	$121	1334	5/2/2	1993	4,312 SF	

APN: 0367006000990 Document #: 260019887
Document Type: Bargain and Sale Deed Price Code: A
Land Use: Townhouse (Residential)
Legal: Lot: 99 Subdivision: SUBDIVISION PLAT OF RIVER WALK SECTION M-3 MapRef: MB 105 PG 77 Abbreviated Description: Lot:99 Subdivision:SUBDIVISION PLAT OF RIVER WALK SECTION M-3 Map Ref:MB 105 PG 77City/Muni/Twp:CHESAPEAKE City/Muni/Twp: CHESAPEAKE

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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.	**708 SAIL FISH QUAY**	**08/03/2023**	$235,000	$235,000	1,236	4/2/2	1995		
0Mi.	**710 SAIL FISH QUAY**	**04/07/2020**	$283,500	$283,500	1,776	7/3/3	1995		
.01Mi.	**712 SAIL FISH QUAY**	**05/31/2013**	$269,500	$269,500	1,625	5/2/2	1995		
.01Mi.	**706 SAIL FISH QUAY**	**01/02/2025**	$281,900	$281,900	1,625	5/2/2	1995		
.01Mi.	**714 SAIL FISH QUAY**	**08/25/2021**	$269,500	$269,500	1,625	5/2/2	1995		
.01Mi.	**704 SAIL FISH QUAY**	**04/22/2010**	$270,200	$270,200	1,637	5/3/2	1995		
.01Mi.	**606 SAIL FISH QUAY**	**04/17/2026**	$270,300	$270,300	1,639	5/2/2	1995		
.02Mi.	**702 SAIL FISH QUAY**	**09/26/1995**	$284,000	$284,000	1,776	7/3/3	1995		
.02Mi.	**604 SAIL FISH QUAY**	**04/13/2021**	$269,500	$269,500	1,625	5/2/2	1995		
.02Mi.	**722 SAIL FISH QUAY**	**03/01/2021**	$283,500	$283,500	1,776	7/3/3	1995		
.02Mi.	**602 SAIL FISH QUAY**	**02/28/2017**	$235,000	$235,000	1,236	4/2/2	1995		
.02Mi.	**700 SAIL FISH QUAY**	**09/03/2020**	$235,400	$235,400	1,240	4/2/2	1995		
.02Mi.	**720 SAIL FISH QUAY**	**07/30/2010**	$235,000	$235,000	1,236	4/2/2	1995		
.02Mi.	**600 SAIL FISH QUAY**	**11/02/2001**	$283,100	$283,100	1,776	7/3/3	1995		
.02Mi.	**730 SAIL FISH QUAY**	**09/25/2024**	$269,500	$269,500	1,625	5/2/2	1995		
.02Mi.	**718 SAIL FISH QUAY**	**09/19/2023**	$245,000	$245,000	1,236	4/2/2	1995		

Rent vs. Own

Households Occupied by Renters:	35%	Households Occupied by Owners:	61%

Demographics & Income

Median Age:	38.7 years old	Households:	25,244
Median Household Income:	$87,083	Households w/Family:	62%
Household Income Per Capita:	$43,988	Households w/Family Married:	47%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Chesapeake City Public Schools	Students:	40,607
Number of Schools:	48	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.64Mi.	**B. M. Williams Primary School** Number of Students: 825 Student-Teacher Ratio: 13.84	NA	Public	PK - 2
1.78Mi.	**Crestwood Intermediate School** Number of Students: 736 Student-Teacher Ratio: 16.23	C	Public	3 - 5

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2.11Mi. **Crestwood Middle School** Number of Students: 557 Student-Teacher Ratio: 10.57		D+	Public	6 - 8
0.45Mi. **Oscar Smith High School** Number of Students: 2,264 Student-Teacher Ratio: 12.72 Advanced Placement: Yes		C+	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	120%	HIGHER
BURGLARY	108%	SIMILAR
MOTOR VEHICLE THEFT	109%	SIMILAR
FORCIBLE ROBBERY	80%	LOWER
AGGRAVATED ASSAULT	107%	SIMILAR
FORCIBLE RAPE	68%	NOTABLY LOWER
MURDER	115%	HIGHER
OVERALL	114%	HIGHER

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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