ICE SiteX Report

OrderID: 98821773

SiteX Property Information Report



Subject Property Location

733 HITE ST, SOUTH HILL, VA 23970-3409

County:	**MECKLENBURG VA**	Census Tract:	9302.01
Property Use:	Single Family Residential	Zoning:	115
Parcel Number:	078A18-23-B-025	Thomas Bros Pg-Grid:	

Valuation

Value:	**$245,000**	FSD:	23	Common Confidence Score:	31
Value Range:	$188,650 - $301,350	ICE Confidence Score:	77		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$17,000	Market Land Value:	$17,000	Tax Year:	2025
Assd Improvement:	$147,500	Market Improvment Value:	$147,500	Total Taxable Value:	$592
Total Assessed Value:	$164,500	Total Assessor Market Value:	$164,500	Delinquent Year:	
				Tax Account ID:	R024821
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 25 Block: B District: SOUTH HILL T Subdivision: NORTHINGTON HEIGHTS
Abbreviated Description: LOT 25 BLK B NORTHINGTON HEIGHTS SUB

Property Characteristics

Lot Size:		Bedrooms:	3	Pool:	
Building Area:	1800 SF	Baths:		Fireplace:	
Year Built:	1970	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	7	Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Composition Shingle
		Foundation:	Brick	Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	03/09/2015	Loan Amount:	N/A
Document #:	BK-PG 1500-652	Loan Type:	Credit Line (Revolving)
Contract Date:	03/06/2015		
TD Due Date:		Type Finance:	VAR
Legal Description:			
Map Ref: 0			

Mortgage Record

Recording Date:	09/15/2011	Loan Amount:	N/A
Document #:	BK-PG 1100-3168	Loan Type:	Credit Line (Revolving)
Contract Date:	09/13/2011		
TD Due Date:		Type Finance:	ADJ
Legal Description:			
Map Ref: 0			

Mortgage Record

Recording Date:	03/11/2009	Loan Amount:	N/A
Document #:	BK-PG 900-923	Loan Type:	Credit Line (Revolving)
Contract Date:	03/09/2009		
TD Due Date:		Type Finance:	VAR
Legal Description:			
Map Ref: 0			

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Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG 21-1289	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Block: B District: SOUTH HILL T Subdivision: NORTHINGTON HEIGHTS
Abbreviated Description: LOT 25 BLK B NORTHINGTON HEIGHTS SUB

Area Sales Analysis

Total Area Sales	$1,473,080	Median # of Bedrooms	3
Median Lot Size	13,100 SF	Median # of Baths	
Median Living Area	1,504 SF	Median Year Built	1972
Price Range - 2 Yrs	$171,380 to $339,900	Age Range	41 years to 98 years
Median Value	$234,500	Median Age	54 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.04Mi.	**736 HOLMES ST** **SOUTH HILL, VA 23970-2802**	01/27/2026	$210,500	$137	1536	7/3/	1973	SF	
		APN: 078A18-23-B-009 Document #: 260000336 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Lot: 9 Subdivision: NORTHINGTON HEIGHTS SUBDIVISION MapRef: MB 202 PG 324 Abbreviated Description: Lot:9 Subdivision:NORTHINGTON HEIGHTS SUBDIVISION Map Ref:MB 202 PG 324City/Muni/Twp:SOUTH HILL City/Muni/Twp: SOUTH HILL								
2	.05Mi.	**730 HITE ST** **SOUTH HILL, VA 23970-3410**	10/13/2026	$269,000	$185	1455	6/3/	1973	SF	
		APN: 078A18-23-A-007 Document #: 260004433 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Lot: 7 Block: A Subdivision: DRURY H MARROW CLS MapRef: MB 202 PG 324 Abbreviated Description: Lot:7 Block:A Subdivision:DRURY H MARROW CLS Map Ref:MB 202 PG 324City/Muni/Twp:SOUTH HILL City/Muni/Twp: SOUTH HILL								
3	.06Mi.	**721 HITE ST** **SOUTH HILL, VA 23970-3409**	06/03/2026	$339,900	$141	2412	5/3/	1971	18,000 SF	
		APN: 078A18-23-B-022 Document #: 260002316 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Lot: 22 Subdivision: NORTHINGTON HEIGHTS SUBDIVISION LOCATED IN SOUTH MapRef: MB 202 PG 324-326 Abbreviated Description: Lot:22 Subdivision:NORTHINGTON HEIGHTS SUBDIVISION LOCATED IN SOUTH Map Ref:MB 202 PG 324-326City/Muni/Twp:SOUTH HILL City/Muni/Twp: SOUTH HILL								
4	.1Mi.	**807 NORTHINGTON ST** **SOUTH HILL, VA 23970-**	08/27/2026	$70,602	$57	1232	6/3/	1997	SF	
		APN: 078A18-22--012 Document #: 260003645 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Lot: 12 Abbreviated Description: Lot:12 City/Muni/Twp:SOUTH HILL City/Muni/Twp: SOUTH HILL								
5	.11Mi.	**728 MARROW ST** **SOUTH HILL, VA 23970-2806**	07/07/2026	$280,000	$150	1862	6/3/	1972	SF	
		APN: 078A18-23-C-025 Document #: 260002866 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Lot: 25&26 Block: C MapRef: MB 202 PG 324-329 Abbreviated Description: Lot:25&26 Block:C Map Ref:MB 202 PG 324-329City/Muni/Twp:SOUTH HILL City/Muni/Twp: SOUTH HILL								
6	.12Mi.	**816 HITE ST** **SOUTH HILL, VA 23970-3412**	08/29/2025	$200,000	$130	1535	5/3/	1985	SF	
		APN: 078A18-23-A-014 Document #: 250003624 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Lot: 14 Block: A Subdivision: NORTHINGTON HEIGHTS SUBDIVISION LOCATED IN SOUTH H Abbreviated Description: Lot:14 Block:A Subdivision:NORTHINGTON HEIGHTS SUBDIVISION LOCATED IN SOUTH H City/Muni/Twp:SOUTH HILL City/Muni/Twp: SOUTH HILL								
7	.13Mi.	**802 NORTHINGTON ST** **SOUTH HILL, VA 23970-3418**	07/10/2026	$110,000	$51	2160	12/4/	1970	SF	
		APN: 078A18-22--029 Document #: 260002922 Document Type: Deed Price Code: Land Use: Residential Income (General) (Multi-Family) Legal: Lot: 29 Subdivision: PLAT OF SUB-DIVISION OF 15 ACRE TRACT OF CARL NORT Abbreviated Description: Lot:29 Subdivision:PLAT OF SUB-DIVISION OF 15 ACRE TRACT OF CARL NORT City/Muni/Twp:SOUTH HILL City/Muni/Twp: SOUTH HILL								
8	.13Mi.	**726 NORTHINGTON ST** **SOUTH HILL, VA 23970-3414**	06/22/2026	$298,800	$140	2140	6/3/	1970	16,000 SF	
		APN: 078A18-22--027 Document #: 260002592 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Lot: 27 Subdivision: PLAT OF SUBDIVISION OF 15-ACRE TRACT OF CA MapRef: MB 177 PG 89 Abbreviated Description: Lot:27 Subdivision:PLAT OF SUBDIVISION OF 15-ACRE TRACT OF CA Map Ref:MB 177 PG 89City/Muni/Twp:SOUTH HILL City/Muni/Twp: SOUTH HILL								
9	.14Mi.	**702 HOLMES ST** **SOUTH HILL, VA 23970-2802**	05/09/2025	$290,000	$183	1588	8/3/	2021	SF	
		APN: 078A18-23-B-001 Document #: 250001925 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: B Subdivision: NORTHINGTON HEIGHTS Abbreviated Description: Lot:1 Block:B Subdivision:NORTHINGTON HEIGHTS								
10	.15Mi.	**729 MARROW ST** **SOUTH HILL, VA 23970-2805**	05/13/2026	$292,300	$133	2200	12/4/	1976	SF	
		APN: 078A18-23-D-007A Document #: 260001987 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Lot: 7-9 Block: D Subdivision: NORTHINGTON HEIGHTS SUBDIVISION Abbreviated Description: Lot:7-9 Block:D Subdivision:NORTHINGTON HEIGHTS SUBDIVISION City/Muni/Twp:SOUTH HILL City/Muni/Twp: SOUTH HILL								
11	.15Mi.	**816 MARROW ST** **SOUTH HILL, VA 23970-2808**	02/02/2026	$310,000	$121	2556	6/3/	1986	SF	
		APN: 078A18-23-C-033 Document #: 260000413 Document Type: Deed Price Code: Land Use: Single Family Residential								

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Legal: Lot: 33 Subdivision: NORTHINGTON HEIGHTS SUBDIVISION MapRef: MB 398 PG 3 Abbreviated Description: Lot:33 Subdivision:NORTHINGTON HEIGHTS SUBDIVISION Map Ref:MB 398 PG 3City/Muni/Twp:SOUTH HILL City/Muni/Twp: SOUTH HILL

12	.22Mi.	**404 BENTON ST** **SOUTH HILL, VA 23970-2809**	10/23/2026	$281,000	$135	2080	8/3/	1979	SF

APN: 078A18-23-E-010 Document #: 260004653
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 10 Block: E Subdivision: NORTHINGTON HEIGHTS SUBDIVISION MapRef: MB 202 PG 324-326 Abbreviated Description: Lot:10 Block:E Subdivision:NORTHINGTON HEIGHTS SUBDIVISION Map Ref:MB 202 PG 324-326City/Muni/Twp:SOUTH HILL City/Muni/Twp: SOUTH HILL

13	.22Mi.	**400 BENTON ST** **SOUTH HILL, VA 23970-2809**	06/01/2026	$300,000	$140	2136	6/3/	1997	SF

APN: 078A18-23-E-009 Document #: 260002262
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 9 Block: E Subdivision: NORTHINGTON HEIGHTS SUBDIVISION Abbreviated Description: Lot:9 Block:E Subdivision:NORTHINGTON HEIGHTS SUBDIVISION City/Muni/Twp:SOUTH HILL City/Muni/Twp: SOUTH HILL

14	.26Mi.	**626 NORTHINGTON ST** **SOUTH HILL, VA 23970-2722**	07/06/2026	$128,000	$128	999	4/2/	1959	SF

APN: 078A18-03-D-009 Document #: 260002853
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 9 Block: D Subdivision: DH NORTHINGTON ESTATE LAND AT SOUTH HILL VIRGINIA MapRef: MB 169 PG 120 Abbreviated Description: Lot:9 Block:D Subdivision:DH NORTHINGTON ESTATE LAND AT SOUTH HILL VIRGINIA Map Ref:MB 169 PG 120City/Muni/Twp:SOUTH HILL City/Muni/Twp: SOUTH HILL

15	.26Mi.	**420 BENTON ST** **SOUTH HILL, VA 23970-2809**	09/23/2025	$292,000	$205	1426	6/3/	2006	SF

APN: 078A18-23-E-014 Document #: 250003901
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 14 Subdivision: NORTHINGTON HEIGHTS SUBDIVISION LOCATED IN SOUTH H Abbreviated Description: Lot:14 Subdivision:NORTHINGTON HEIGHTS SUBDIVISION LOCATED IN SOUTH H City/Muni/Twp:SOUTH HILL City/Muni/Twp: SOUTH HILL

16	.29Mi.	**606 NORTHINGTON ST** **SOUTH HILL, VA 23970-2722**	07/13/2026	$220,000	$125	1753	7/3/	1959	SF

APN: 078A18-03-D-005 Document #: 260002953
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 Block: D Subdivision: NORTHINGTON ESTATE LAND Abbreviated Description: Lot:5 Block:D Subdivision:NORTHINGTON ESTATE LAND City/Muni/Twp:SOUTH HILL City/Muni/Twp: SOUTH HILL

17	.4Mi.	**514 PLEASANT ST** **SOUTH HILL, VA 23970-2724**	05/29/2025	$90,000	$46	1967	8/3/	1960	12,375 SF

APN: 078A18-02--121 Document #: 250002217
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 121-123 Abbreviated Description: Lot:121-123

18	.42Mi.	**419 E MAIN ST** **SOUTH HILL, VA 23970-3306**	10/20/2026	$148,900	$158	945	4/2/	1960	8,000 SF

APN: 078A18-A--021 Document #: 260004600
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: GLENN C ALLEN & ROBIN B ALLEN MapRef: MB 216 PG 479 Abbreviated Description: Lot:2 Subdivision:GLENN C ALLEN & ROBIN B ALLEN Map Ref:MB 216 PG 479City/Muni/Twp:SOUTH HILL City/Muni/Twp: SOUTH HILL

19	.42Mi.	**517 PLEASANT ST** **SOUTH HILL, VA 23970-2723**	12/01/2025	$100,000	$120	832	5/3/	1955	7,500 SF

APN: 078A18-02--101 Document #: 250004997
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 101&102 Subdivision: D H NORTHINGTON LAND AT SOUTH HILL MapRef: DOC 210003838 Abbreviated Description: Lot:101&102 Subdivision:D H NORTHINGTON LAND AT SOUTH HILL Map Ref:DOC 210003838City/Muni/Twp:SOUTH HILL City/Muni/Twp: SOUTH HILL

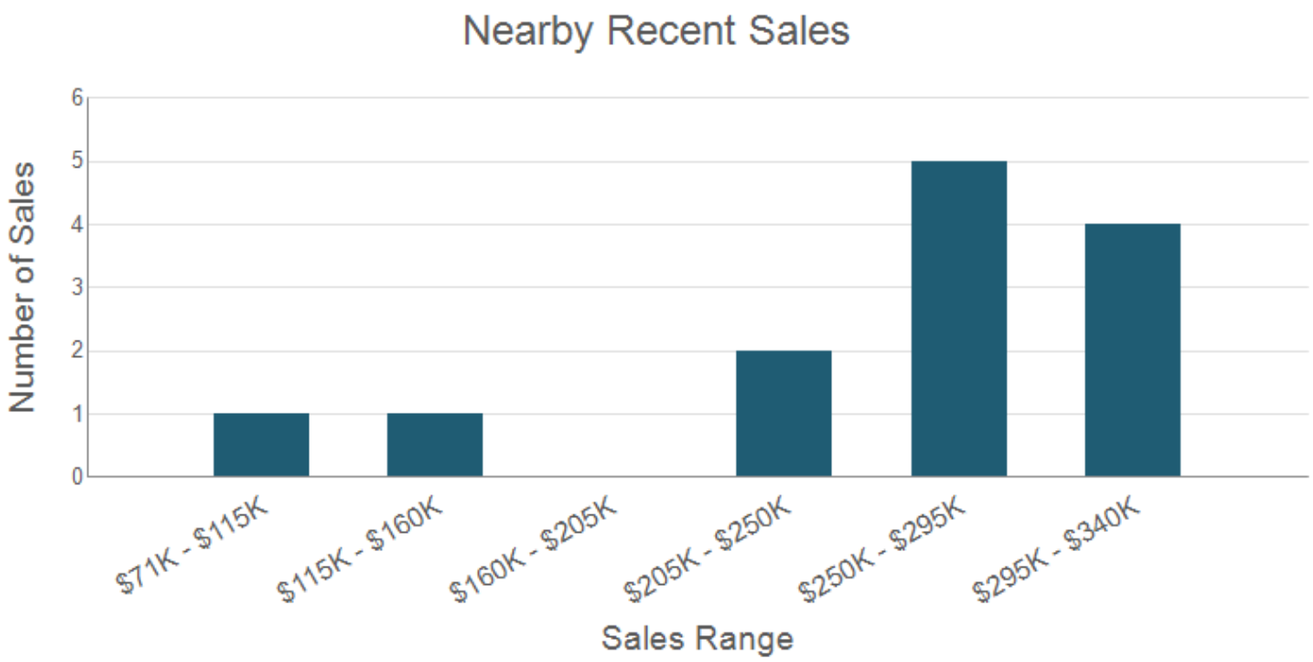
20	.42Mi.	**515 PLEASANT ST** **SOUTH HILL, VA 23970-2723**	09/23/2025	$138,000	$146	944	5/2/	1955	8,000 SF

APN: 078A18-02--099 Document #: 250003897
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: MapRef: MB 15 PG 84 Abbreviated Description: Map Ref:MB 15 PG 84City/Muni/Twp:SOUTH HILL City/Muni/Twp: SOUTH HILL

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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.	**733 HITE ST**		$164,500	$164,500	1,800	7/3/	1970		
.02Mi.	**729 HITE ST**		$162,900	$162,900	1,680	9/3/	1985		
.02Mi.	**737 HITE ST**	**05/01/2013**	$194,100	$194,100	1,400	/3/	2005		
.04Mi.	**732 HOLMES ST**		$254,900	$254,900	2,413	9/4/	1970		
.04Mi.	**725 HITE ST**	**06/24/2005**	$169,000	$169,000	1,560	7/3/	1973		
.04Mi.	**736 HOLMES ST**	**04/29/2011**	$149,600	$149,600	1,536	7/3/	1973		
.04Mi.	**732 HITE ST**		$205,400	$205,400	2,410	7/4/	1970		
.05Mi.	**730 HITE ST**		$132,200	$132,200	1,455	6/3/	1973		
.05Mi.	**736 HITE ST**	**02/12/2013**	$164,300	$164,300	1,658	6/3/	1974		
.05Mi.	**800 HOLMES ST**	**03/01/2011**	$192,000	$192,000	2,588	5/4/	1986		
.05Mi.	**724 HOLMES ST**	**04/19/1990**	$246,100	$246,100	1,858	7/3/	1990		
.06Mi.	**724 HITE ST**	**11/14/2005**	$192,100	$192,100	1,421	7/3/	2005		
.06Mi.	**800 HITE ST**		$184,200	$184,200	1,392	6/3/	1987		
.06Mi.	**721 HITE ST**		$209,000	$209,000	2,412	5/3/	1971	18,000 SF	
.07Mi.	**804 HOLMES ST**		$200,100	$200,100	1,366	/3/	2006		
.07Mi.	**809 HITE ST**		$186,100	$186,100	2,040	9/4/	1971	34,848 SF	

Rent vs. Own

Households Occupied by Renters:	39%	Households Occupied by Owners:	51%

Demographics & Income

Median Age:	42.7 years old	Households:	3,917
Median Household Income:	$50,029	Households w/Family:	55%
Household Income Per Capita:	$34,664	Households w/Family Married:	30%
Most Common Education Level:	High School Graduate	Households w/Family Children:	26%

School District

School District Zone:	Mecklenburg County Public Schools	Students:	3,907
Number of Schools:	7	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.51Mi.	**South Hill Elementary School**	B-	Public	PK - 5

Number of Students: 767
Student-Teacher Ratio: 15.04

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	150%	NOTABLY HIGHER
BURGLARY	106%	SIMILAR
MOTOR VEHICLE THEFT	145%	NOTABLY HIGHER
FORCIBLE ROBBERY	110%	HIGHER
AGGRAVATED ASSAULT	117%	HIGHER
FORCIBLE RAPE	137%	NOTABLY HIGHER
MURDER	137%	NOTABLY HIGHER
OVERALL	123%	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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