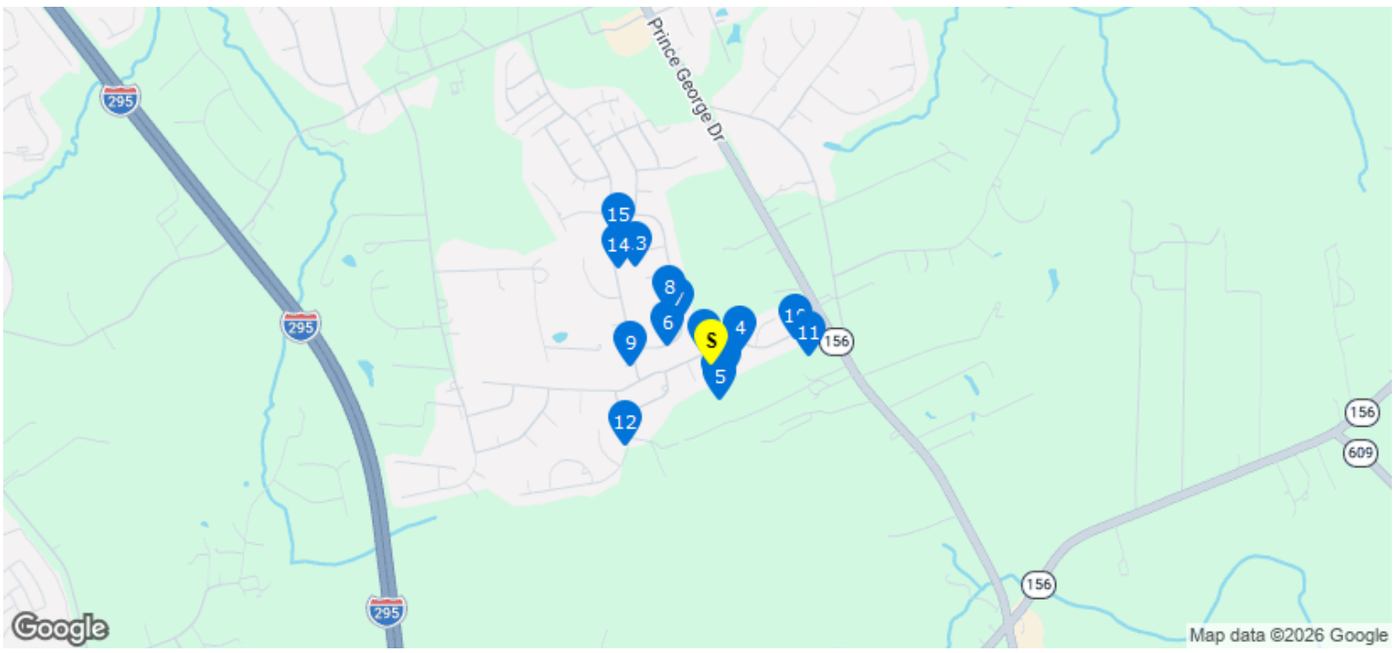
ICE SiteX Report

OrderID: 98779403

SiteX Property Information Report



Subject Property Location

7372 TRAILING ROCK RD, PRINCE GEORGE, VA 23875-2677

County:	**PRINCE GEORGE VA**	Census Tract:	8503.01
Property Use:	Single Family Residential	Zoning:	R-1
Parcel Number:	24F(02)0C-076-0	Thomas Bros Pg-Grid:	

Valuation

Value:	**$308,000**	FSD:	8	Common Confidence Score:	84
Value Range:	$283,360 - $332,640	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2026	Tax Rate Code Area:	BRANCHESTER LAKES
Assd Land Value:	$52,100	Market Land Value:	$52,100	Tax Year:	2025
Assd Improvement:	$269,200	Market Improvment Value:	$269,200	Total Taxable Value:	$2,635
Total Assessed Value:	$321,300	Total Assessor Market Value:	$321,300	Delinquent Year:	
				Tax Account ID:	4780
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 76 Block: C Section: 1A District: COURTS BLDG Subdivision: BRANCHESTER LAKES

Abbreviated Description:	LT:76 BK:C SEC:1A; SUB:BRANCHESTER LAKES; ACRES:.3444
City/Muni/Twp:	COURTS BLDG

Property Characteristics

Lot Size:	14,985 SF	Bedrooms:	3	Pool:	
Building Area:	1659 SF	Baths:	2	Fireplace:	1
Year Built:	1993	Partial Baths:	1	Type Const:	Wood
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Fiber cement siding (Hardi-board/Hardi-plank)
Number of Units:		Garage Type:	Attached Garage	Heating:	Heat Pump
Number of Stories:	2+B	Number of Cars:	2	A/C:	Central
Style:	Traditional / Old	Basement:	No Basement	Roof Cover:	Composition Shingle
		Foundation:	Crawl/Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/09/2024	Sales Price:	$210,864
Document #:	BK-PG 24-350	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:

Block: C Section: 1A District: COURTS BLDG Subdivision: BRANCHESTER LAKES
Abbreviated Description: LT:76 BK:C SEC:1A; SUB:BRANCHESTER LAKES; ACRES:.3444
City/Muni/Twp: COURTS BLDG

Prior Transfer

Recording Date:	05/16/2007	Sales Price:	$208,000
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:

Block: C Section: 1A District: COURTS BLDG Subdivision: BRANCHESTER LAKES
Abbreviated Description: LT:76 BK:C SEC:1A; SUB:BRANCHESTER LAKES; ACRES:.3444
City/Muni/Twp: COURTS BLDG

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Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs		Age Range	
Median Value		Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.58Mi.	**5543 WILLOW OAK DR** **PRINCE GEORGE, VA 23875-4603**	04/29/2025	$359,000	$178	2020	8/4/2	2007	23,087 SF	
		APN: 24F(09)0J-023-0 Document #: Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 23 Block: J Section: 17 District: COURTS BLDG Subdivision: BRANCHESTER LAKES Abbreviated Description: District:COURTS BLDG Abbreviated Description:LT:23 BK:J SEC:17; SUB:BRANCHESTER LAKES; ACRES:.53 City/Muni/Twp:COURTS BLDG City/Muni/Twp: COURTS BLDG								
2	.59Mi.	**4316 BRANCHESTER PKWY** **PRINCE GEORGE, VA 23875-2600**	04/24/2025	$351,500	$238	1476	6/3/2	1989	14,462 SF	
		APN: 13H(01)0E-022-0 Document #: Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 22 Block: E Section: 2 District: COURTS BLDG Subdivision: BRANCHESTER LAKES Abbreviated Description: District:COURTS BLDG Abbreviated Description:LT:22 BK:E SEC:2; SUB:BRANCHESTER LAKES; ACRES:.3315 City/Muni/Twp:COURTS BLDG City/Muni/Twp: COURTS BLDG								
3	.65Mi.	**5209 TAKACH RD** **PRINCE GEORGE, VA 23875-2430**	05/01/2025	$364,515	$185	1972	7/4/2	1995	14,985 SF	
		APN: 24F(05)0M-003-0 Document #: Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 3 Block: M Section: 9 District: COURTS BLDG Subdivision: BRANCHESTER LAKES Abbreviated Description: District:COURTS BLDG Abbreviated Description:LT:3 BK:M SEC:9; SUB:BRANCHESTER LAKES City/Muni/Twp:COURTS BLDG City/Muni/Twp: COURTS BLDG								
4	.84Mi.	**7204 JOHN ELIZABETH PL** **PRINCE GEORGE, VA 23875-1826**	05/02/2025	$375,000	$178	2111	8/5/2	1979	20,996 SF	
		APN: 13E(02)0D-002-0 Document #: Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 2 Block: D Section: 2 District: BLAND Abbreviated Description: District:BLAND Abbreviated Description:LT:2 BK:D SEC:2; SUB:NEWSTEAD FARMS; ACRES:0.482 City/Muni/Twp:BLAND City/Muni/Twp: BLAND								
5	1.45Mi.	**5508 MICA DR** **PRINCE GEORGE, VA 23875-2334**	04/30/2025	$380,000	$214	1774	6/3/2	1986	45,956 SF	P
		APN: 230(21)00-010-0 Document #: Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Block: 21 District: COURTS BLDG Abbreviated Description: Block:21 District:COURTS BLDG Abbreviated Description:PT D & C PROPERTIES; ACRES:1.055 City/Muni/Twp:COURTS BLDG City/Muni/Twp: COURTS BLDG								
6	1.57Mi.	**1133 TINSLEY BLVD** **PRINCE GEORGE, VA 23875-2552**	04/15/2025	$381,599	$247	1547	5//	2003	7,841 SF	
		APN: 24G(01)00-009-0 Document #: Document Type: Warranty Deed Price Code: Q Land Use: Common Area (misc.) Legal: Lot: 9 Block: 1 Section: 1 District: BLAND Subdivision: TINSLEY CHARTER Abbreviated Description: District:BLAND Abbreviated Description:LT:9 BK: SEC:1; SUB:TINSLEY CHARTER; ACRES:0.18 City/Muni/Twp:BLAND City/Muni/Twp: BLAND								
7	1.69Mi.	**6010 COURTHOUSE RD** **PRINCE GEORGE, VA 23875-2519**	08/01/2025	$429,900	$194	2211	7/3/1	1962	183,083 SF	
		APN: 230(09)00-00C-0 Document #: Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Block: 9 District: COURTS BLDG Abbreviated Description: Block:9 District:COURTS BLDG Abbreviated Description:NEAR COURTHOUSE; ACRES:4.203 City/Muni/Twp:COURTS BLDG City/Muni/Twp: COURTS BLDG								
8	2.04Mi.	**2919 HOG BACK RD** **NORTH PRINCE GEORGE, VA 23860-8044**	05/20/2025	$469,950			//		22,913 SF	
		APN: 13J(02)00-008-0 Document #: Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 8 Section: 2 Subdivision: THE MEADOWS Abbreviated Description: Abbreviated Description:LT:8 BK: SEC:2; SUB:THE MEADOWS; ACRES:.526								
9	2.4Mi.	**2854 MEADOW VIEW BLVD** **NORTH PRINCE GEORGE, VA 23860-8057**	05/01/2025	$385,000	$215	1793	6/3/2	2023	15,246 SF	
		APN: 13J03000110 Document #: Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Section: 3 Subdivision: THE MEADOWS Abbreviated Description: Abbreviated Description:THE MEADOWS; SECTION 3; .351 ACRES								
10	3.87Mi.	**1626 BAXTER RD** **PRINCE GEORGE, VA 23875-2909**	05/02/2025	$418,475			//		41,600 SF	
		APN: 330(0A)00-041-Q Document #: Document Type: Special Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Subdivision: SECOND SWAMP Abbreviated Description: Abbreviated Description:SECOND SWAMP BAXTER RD; ACRES: .955; PT OF 3300A000410								
11	3.88Mi.	**1622 BAXTER RD** **PRINCE GEORGE, VA 23875-2909**	05/06/2025	$399,000			//		42,471 SF	
		APN: 330(0A)00-041-P Document #: Document Type: Special Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Subdivision: SECOND SWAMP Abbreviated Description: Abbreviated Description:SECOND SWAMP BAXTER RD; ACRES: .975; PT OF 3300A000410								
12	3.92Mi.	**1610 BAXTER RD** **PRINCE GEORGE, VA 23875-2909**	06/10/2025	$376,965			//		128,371 SF	
		APN: 330(0A)00-041-L Document #: Document Type: Special Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Subdivision: SECOND SWAMP Abbreviated Description: Abbreviated Description:SECOND SWAMP BAXTER RD; ACRES: 2.947; PT OF 3300A000410								
13	4.11Mi.	**1554 BAXTER RD** **PRINCE GEORGE, VA 23875-2920**	04/02/2025	$422,155			//		43,342 SF	

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APN: 330(0A)00-041-E Document #:
Document Type: Special Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Subdivision: SECOND SWAMP Abbreviated Description: Abbreviated Description:SECOND SWAMP BAXTER RD; ACRES:.995; PT OF 3300A000410

14	4.32Mi.	**5501 W QUAKER RD** **DISPUTANTA, VA 23842-4820**	04/16/2025	$350,000	$208	1680	7/4/2	1983	43,560 SF

APN: 340(10)00-001-0 Document #:
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Block: 10 District: RIVES Subdivision: NEW BOHEMIA Abbreviated Description: Block:10 District:RIVES Abbreviated Description:NEW BOHEMIA; ACRES:1 City/Muni/Twp:RIVES City/Muni/Twp: RIVES

15	4.95Mi.	**11512 YORKDALE DR** **NORTH PRINCE GEORGE, VA 23860-7717**	04/30/2025	$315,000	$243	1294	5/3/2	1963	20,125 SF

APN: 15B(01)05-004-0 Document #:
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 4 Block: 5 Section: 1 District: BLACKWATER Subdivision: RIVERS EDGE Abbreviated Description: District:BLACKWATER Abbreviated Description:LT:4 BK:5 SEC:1; SUB:RIVERS EDGE City/Muni/Twp:BLACKWATER City/Muni/Twp: BLACKWATER

16	5.11Mi.	**10901 SASSAFRAS DR** **NORTH PRINCE GEORGE, VA 23860-7606**	04/21/2025	$300,000	$212	1414	5/3/1	1991	27,878 SF

APN: 05A(07)11-019-0 Document #:
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 19 Block: 11 Section: 7 District: BLAND Subdivision: BEECHWOOD MANOR Abbreviated Description: District:BLAND Abbreviated Description:LT:19 BK:11 SEC:7; SUB:BEECHWOOD MANOR; ACRES:0.64 City/Muni/Twp:BLAND City/Muni/Twp: BLAND

17	5.24Mi.	**10436 JORDAN PKWY** **NORTH PRINCE GEORGE, VA 23860-8200**	04/17/2025	$515,000	$157	3287	10/4/3	1992	46,609 SF

APN: 04A(01)00-032-0 Document #:
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 32 Block: 1 Section: 1 District: BLAND Abbreviated Description: District:BLAND Abbreviated Description:LT:32 BK: SEC:1; SUB:JORDAN ON THE JAMES; ACRES:1.07 City/Muni/Twp:BLAND City/Muni/Twp: BLAND

18	5.33Mi.	**4400 HERITAGE RD** **NORTH PRINCE GEORGE, VA 23860-9031**	04/24/2025	$220,000	$199	1104	6/3/1	1970	40,075 SF

APN: 150(06)00-003-B Document #:
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Block: 6 District: BLACKWATER Subdivision: WARDS RUN Tract No: 3 Abbreviated Description: Block:6 District:BLACKWATER Abbreviated Description:WARDS RUN; TRACT 3; ACRES:1 City/Muni/Twp:BLACKWATER City/Muni/Twp: BLACKWATER

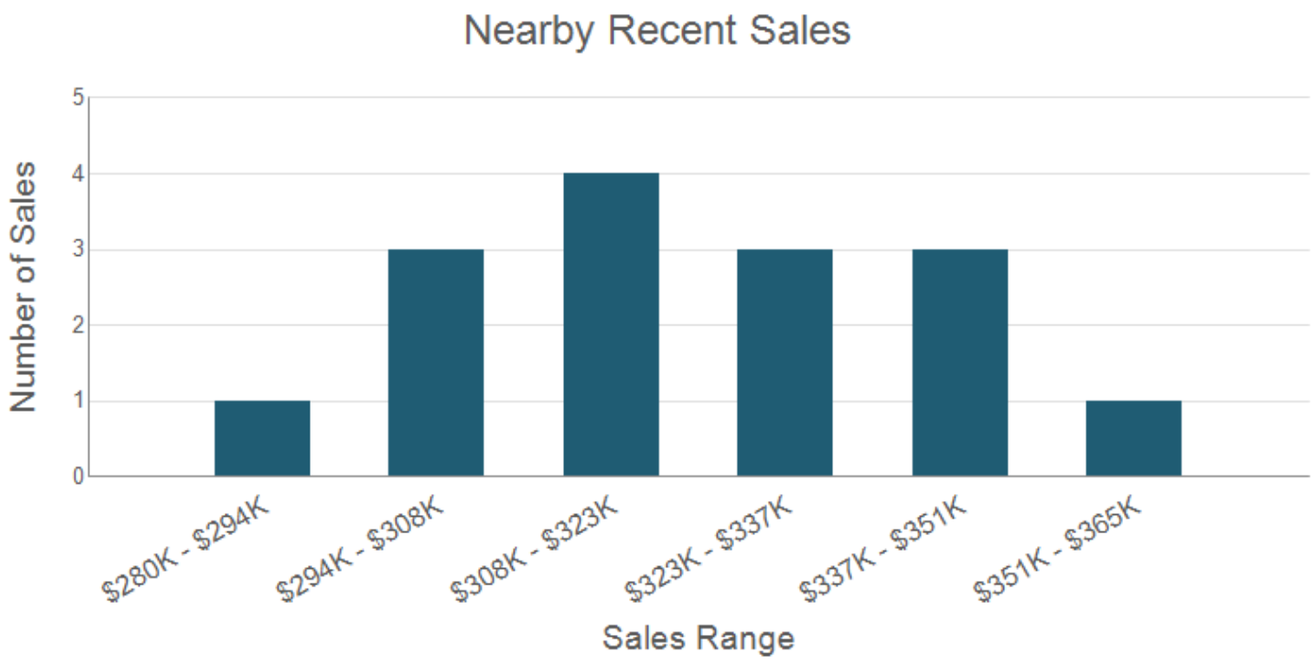
19	5.43Mi.	**1204 LEMONWOOD DR** **NORTH PRINCE GEORGE, VA 23860-7665**	04/24/2025	$305,000	$187	1628	5/4/2	1984	20,473 SF

APN: 05A(07)11-001-0 Document #:
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 1 Block: 11 Section: 7 District: BLAND Subdivision: BEECHWOOD MANOR Abbreviated Description: District:BLAND Abbreviated Description:LT:1 BK:11 SEC:7; SUB:BEECHWOOD MANOR; ACRES:0.47 City/Muni/Twp:BLAND City/Muni/Twp: BLAND

20	5.53Mi.	**1212 MARL BANK DR** **NORTH PRINCE GEORGE, VA 23860-7652**	04/28/2025	$429,500	$159	2701	7/4/3	1963	32,191 SF

APN: 05A(01)02-005-0 Document #:
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 5 Block: 2 Section: 1 District: BLAND Subdivision: BEECHWOOD MANOR Abbreviated Description: District:BLAND Abbreviated Description:LT:5 BK:2 SEC:1; SUB:BEECHWOOD MANOR City/Muni/Twp:BLAND City/Muni/Twp: BLAND

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.

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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.	**7372 TRAILING ROCK RD**	**02/09/2024**	$321,300	$321,300	1,659	5/3/2	1993	14,985 SF	
.02Mi.	**7368 TRAILING ROCK RD**	**08/04/2020**	$294,100	$294,100	1,621	7/3/2	1992	14,985 SF	
.02Mi.	**7376 TRAILING ROCK RD**	**02/24/2012**	$284,600	$284,600	1,362	5/3/2	1994	14,985 SF	
.03Mi.	**6968 HEARTHSIDE DR**	**11/28/2023**	$287,800	$287,800	1,384	6/3/2	1991	28,837 SF	
.04Mi.	**7364 TRAILING ROCK RD**	**10/04/1993**	$286,000	$286,000	1,509	7/3/2	1993	14,985 SF	
.04Mi.	**7380 TRAILING ROCK RD**	**05/13/2025**	$307,400	$307,400	2,054	8/4/2	1994	14,985 SF	
.04Mi.	**5200 FARMCREST CIR**	**10/31/1994**	$333,100	$333,100	1,718	8/3/2	1994	18,600 SF	
.04Mi.	**5101 FOX DEN CT**	**11/15/1993**	$325,500	$325,500	1,694	7/3/3	1993	18,600 SF	
.04Mi.	**6976 HEARTHSIDE DR**	**06/02/2010**	$288,000	$288,000	1,672	7/4/2	1991	19,428 SF	
.05Mi.	**6960 HEARTHSIDE DR**	**07/01/1991**	$308,900	$308,900	1,516	6/3/2	1991	25,439 SF	
.06Mi.	**7384 TRAILING ROCK RD**	**11/21/2014**	$327,900	$327,900	1,872	7/3/2	1994	14,985 SF	
.06Mi.	**7360 TRAILING ROCK RD**	**07/28/2004**	$277,600	$277,600	1,317	6/3/2	1993	15,290 SF	
.06Mi.	**6984 HEARTHSIDE DR**	**12/30/1993**	$269,200	$269,200	1,491	8/3/2	1993	16,074 SF	
.06Mi.	**5204 FARMCREST CIR**	**06/21/1994**	$303,600	$303,600	1,536	6/3/2	1994	14,985 SF	
.06Mi.	**5105 FOX DEN CT**	**11/17/2023**	$272,700	$272,700	1,756	6/3/2	1993	14,810 SF	
.06Mi.	**5201 FARMCREST CIR**	**04/02/2010**	$324,500	$324,500	1,718	7/4/2	1993	18,600 SF	

Rent vs. Own

Households Occupied by Renters:	31%	Households Occupied by Owners:	64%

Demographics & Income

Median Age:	35.3 years old	Households:	4,401
Median Household Income:	$81,015	Households w/Family:	70%
Household Income Per Capita:	$41,464	Households w/Family Married:	45%
Most Common Education Level:	High School Graduate	Households w/Family Children:	36%

School District

School District Zone:	Prince George County Public Schools	Students:	6,220
Number of Schools:	7	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.37Mi.	**L.L. Beazley Elementary School** Number of Students: 507 Student-Teacher Ratio: 14.08	B	Public	PK - 5
2.78Mi.	**Prince George High School** Number of Students: 1,789 Student-Teacher Ratio: 20.39 Advanced Placement: Yes	C+	Public	10 - 12
6.35Mi.	**J.E.J. Moore Middle School** Number of Students: 1,387 Student-Teacher Ratio: 20.47	B-	Public	6 - 7

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	117%	HIGHER
BURGLARY	135%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	126%	HIGHER
FORCIBLE ROBBERY	127%	HIGHER
AGGRAVATED ASSAULT	123%	HIGHER
FORCIBLE RAPE	131%	NOTABLY HIGHER
MURDER	132%	NOTABLY HIGHER
OVERALL	127%	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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