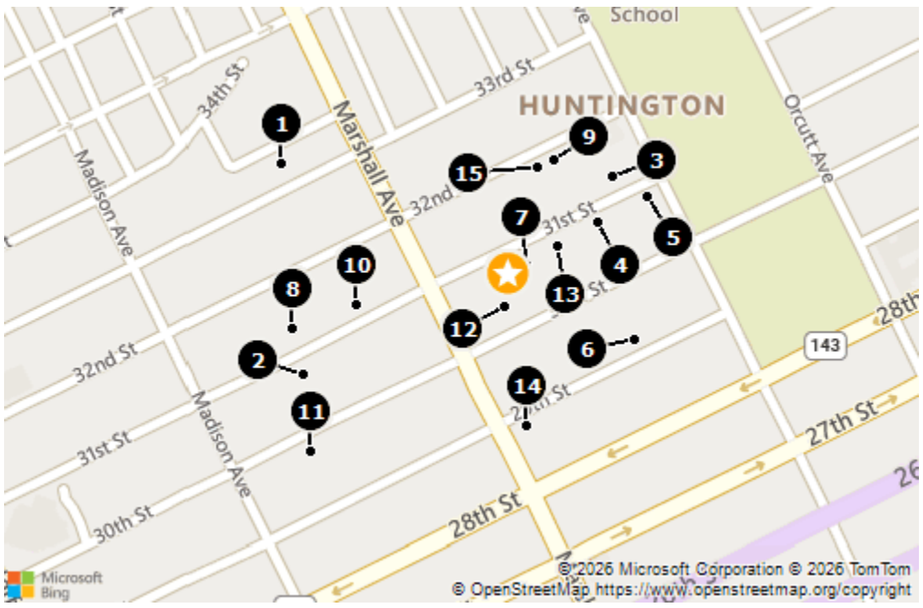
ICE SiteX Report

OrderID: 98722814

SiteX Property Information Report



Subject Property Location

818 31ST ST, NEWPORT NEWS, VA 23607-3549

County:	**NEWPORT NEWS CITY VA**	Census Tract:	517000306.002023
Property Use:	Single Family Residential	Zoning:	R4
Parcel Number:	306020108	Thomas Bros Pg-Grid:	

Valuation

Value:	**$163,000**	FSD:	15	Common Confidence Score:	45
Value Range:	$138,550 - $187,450	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$32,700	Market Land Value:	$32,700	Tax Year:	2026
Assd Improvement:	$139,800	Market Improvment Value:	$139,800	Total Taxable Value:	$2,075
Total Assessed Value:	$172,500	Total Assessor Market Value:	$172,500	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 45 Block: 179 Subdivision: WARD 2
Abbreviated Description: 45 & 46 50X100

Property Characteristics

Lot Size:	4,792 SF	Bedrooms:	3	Pool:	
Building Area:	1238 SF	Baths:	1	Fireplace:	1
Year Built:	1960	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Brick
Number of Units:	1	Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	1	Number of Cars:	1	A/C:	Central
Style:	Ranch	Basement:		Roof Cover:	Comp Shingle
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/28/2026	Sales Price:	N/A
Document #:	260001278 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 45 Block: 179 Subdivision: WARD 2
Abbreviated Description: 45 & 46 50X100

Prior Transfer

Recording Date:	01/28/2026	Sales Price:	N/A
Document #:	260001278 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	02/09/2024		
Document Type:			

Legal Description:
Lot: 45&46 Block: 179 Subdivision: MAP OF PART OF THE CITY OF NEWPORT NEWS VIRGINIA Map Ref: MB 1 PG 3
City/Muni/Twp: NEWPORT NEWS

Prior Transfer

Recording Date:	09/25/2023	Sales Price:	$145,040
Document #:	230011781 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

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Prior Transfer

Recording Date:	07/25/2022	Sales Price:	$140,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/25/2022	Sales Price:	$140,000
Document #:	220013695 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	07/20/2022		
Document Type:			
Legal Description:			
Lot: 45 46 Block: 179			

Prior Transfer

Recording Date:	04/06/2017	Sales Price:	$17,000
Document #:	170004598 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	03/16/2017		
Document Type:			
Legal Description:			
Lot: 45 46 Block: 179 Subdivision: CITY OF NEWPORT NEWS			

Area Sales Analysis

Total Area Sales	$2,582,850	Median # of Bedrooms	3
Median Lot Size	4,792 SF	Median # of Baths	1
Median Living Area	1,045 SF	Median Year Built	1930
Price Range - 2 Yrs	$49,600 to $375,000	Age Range	
Median Value	$175,000	Median Age	96 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.16Mi.	**747 33RD ST** **NEWPORT NEWS, VA 23607-3527**	10/14/2026	$80,000	$76	1044	5/2/1	1930	4,792 SF	
		APN: 300030416 Document #: 260014831 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13&14 Block: 231 Subdivision: MAP OF PART OF THE PROPERTY OF THE OLD DOMINIO LAN MapRef: MB 2 PG 6 Abbreviated Description: Lot:13&14 Block:231 Subdivision:MAP OF PART OF THE PROPERTY OF THE OLD DOMINIO LAN Map Ref:MB 2 PG 6City/Muni/Twp:NEWPORT NEWS City/Muni/Twp: NEWPORT NEWS							
2	.15Mi.	**728 31ST ST** **NEWPORT NEWS, VA 23607-3551**	10/01/2026	$280,000	$207	1347	6/3/2	1925	4,792 SF	
		APN: 306010412 Document #: 260014257 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 49&50 Block: 177 Subdivision: MAP OF THE CITY OF NEWPORT NEWS VIRGINIA MapRef: MB 1 PG 4 Abbreviated Description: Lot:49&50 Block:177 Subdivision:MAP OF THE CITY OF NEWPORT NEWS VIRGINIA Map Ref:MB 1 PG 4City/Muni/Twp:NEWPORT NEWS City/Muni/Twp: NEWPORT NEWS							
3	.09Mi.	**857 31ST ST** **NEWPORT NEWS, VA 23607-3548**	09/28/2026	$250,000	$239	1045	7/3/2	1940	3,485 SF	
		APN: 300040217 Document #: 260014056 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Block: 197 Subdivision: MAP OF PARTOF THE CITY OF NEWPORT NEWS VIRGINIA Abbreviated Description: Lot:9 Block:197 Subdivision:MAP OF PARTOF THE CITY OF NEWPORT NEWS VIRGINIA City/Muni/Twp:NEWPORT NEWS City/Muni/Twp: NEWPORT NEWS							
4	.07Mi.	**848 31ST ST** **NEWPORT NEWS, VA 23607-3549**	06/04/2026	$175,000	$158	1105	6/3/1	1930	4,792 SF	
		APN: 306020116 Document #: 260008122 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 59&60 Block: 179 Subdivision: MAP OF PART OF THE CITY OF NEWPORT NEWS VI MapRef: MB 1 PG 3 Abbreviated Description: Lot:59&60 Block:179 Subdivision:MAP OF PART OF THE CITY OF NEWPORT NEWS VI Map Ref:MB 1 PG 3City/Muni/Twp:NEWPORT NEWS City/Muni/Twp: NEWPORT NEWS							
5	.1Mi.	**3015 WICKHAM AVE** **NEWPORT NEWS, VA 23607-3503**	05/28/2026	$252,000	$258	976	5/3/2	1950	4,792 SF	
		APN: 306020120 Document #: 260007682 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1&2 Block: 179 Subdivision: MAP OF PART OF THE CITY OF NEWPORT NEWS VIRGINIA MapRef: MB 1 PG 3 Abbreviated Description: Lot:1&2 Block:179 Subdivision:MAP OF PART OF THE CITY OF NEWPORT NEWS VIRGINIA Map Ref:MB 1 PG 3City/Muni/Twp:NEWPORT NEWS City/Muni/Twp: NEWPORT NEWS							
6	.09Mi.	**843 29TH ST** **NEWPORT NEWS, VA 23607-4142**	05/19/2026	$255,000	$189	1349	7/3/2	1930	2,614 SF	
		APN: 306020235 Document #: 260007238 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 16 Block: 161 Subdivision: MAP OF PART OF THE CITY OF NEWPORT NEWS VIRGINIA MapRef: MB 1 PG 3 Abbreviated Description: Lot:16 Block:161 Subdivision:MAP OF PART OF THE CITY OF NEWPORT NEWS VIRGINIA Map Ref:MB 1 PG 3City/Muni/Twp:NEWPORT NEWS City/Muni/Twp: NEWPORT NEWS							
7	.01Mi.	**824 31ST ST** **NEWPORT NEWS, VA 23607-3549**	04/21/2026	$375,000	$202	1850	5/3/3	2026	3,920 SF	
		APN: 306020110 Document #: 260005644 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 48&49 Block: 179 Subdivision: MAP OF PART OF THE CITY OF NEWPORT NEWS MapRef: MB 1 PG 23 Abbreviated Description: Lot:48&49 Block:179 Subdivision:MAP OF PART OF THE CITY OF NEWPORT NEWS Map Ref:MB 1 PG 23City/Muni/Twp:NEWPORT NEWS City/Muni/Twp: NEWPORT NEWS							
8	.14Mi.	**731 31ST ST** **NEWPORT NEWS, VA 23607-3550**	03/31/2026	$200,000	$206	969	5/3/1	1925	3,920 SF	
		APN: 306010339 Document #: 260004550 Document Type: Price Code: D Land Use: Single Family Residential							

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Legal: Lot: 22 Block: 195 Subdivision: MAP PART OF THE CITY OF NEWPORT NEWSVIRGINI MapRef: MB 1 PG 3 Abbreviated Description: Lot:22 Block:195 Subdivision:MAP PART OF THE CITY OF NEWPORT NEWSVIRGINI Map Ref:MB 1 PG 3City/Muni/Twp:NEWPORT NEWS City/Muni/ Twp: NEWPORT NEWS

9	.08Mi.	**844 32ND ST** **NEWPORT NEWS, VA 23607-3526**	03/25/2026	$49,600	$47	1036	5/2/1	1930	4,792 SF

APN: 300040210 Document #: 260004194
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 57&58 Block: 197 Subdivision: MAP OF THE CITY OF NEWPORT NEWS VIRGINIA MapRef: MB 1 PG 4 Abbreviated Description: Lot:57&58 Block:197 Subdivision:MAP OF THE CITY OF NEWPORT NEWS VIRGINIA Map Ref:MB 1 PG 4City/Muni/Twp:NEWPORT NEWS City/Muni/ Twp: NEWPORT NEWS

10	.1Mi.	**749 31ST ST** **NEWPORT NEWS, VA 23607-3550**	01/30/2026	$79,000	$86	918	5/3/2	1925	2,614 SF

APN: 306010332 Document #: 260001397
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 13 Block: 195 Subdivision: MAP OF PART OF THE CITY OF NEWPORT NEWS VIRGINI MapRef: MB 1 PG 3 Abbreviated Description: Lot:13 Block:195 Subdivision:MAP OF PART OF THE CITY OF NEWPORT NEWS VIRGINI Map Ref:MB 1 PG 3City/Muni/Twp:NEWPORT NEWS City/Muni/ Twp: NEWPORT NEWS

11	.17Mi.	**720 30TH ST** **NEWPORT NEWS, VA 23607-4108**	01/26/2026	$187,250	$175	1070	5/3/1	1925	4,792 SF

APN: 306010507 Document #: 260001190
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 45&46 Block: 159 Subdivision: MAP OF THE CITY OF NEWPORT NEWS VIRGINIA MapRef: MB 1 PG 4 Abbreviated Description: Lot:45&46 Block:159 Subdivision:MAP OF THE CITY OF NEWPORT NEWS VIRGINIA Map Ref:MB 1 PG 4City/Muni/Twp:NEWPORT NEWS City/Muni/ Twp: NEWPORT NEWS

12	.02Mi.	**815 30TH ST** **NEWPORT NEWS, VA 23607-4109**	12/19/2025	$75,000	$96	774	5/3/1	1961	2,614 SF

APN: 306020142 Document #: 250017093
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 30 Block: 179 Subdivision: MAP OF PART OF THE CITY NEWPORT NEWS MapRef: MB 1 PG 3 Abbreviated Description: Lot:30 Block:179 Subdivision:MAP OF PART OF THE CITY NEWPORT NEWS Map Ref:MB 1 PG 3City/Muni/Twp:NEWPORT NEWS City/Muni/Twp: NEWPORT NEWS

13	.04Mi.	**834 31ST ST** **NEWPORT NEWS, VA 23607-3549**	10/21/2025	$100,000	$66	1503	9/4/2	1930	4,792 SF

APN: 306020113 Document #: 250014147
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 53&54 Block: 179 Subdivision: MAP OF PART OF THE CITY OF NEWPORT NEWS VIRGINIA MapRef: MB 1 PG 3 Abbreviated Description: Lot:53&54 Block:179 Subdivision:MAP OF PART OF THE CITY OF NEWPORT NEWS VIRGINIA Map Ref:MB 1 PG 3City/Muni/ Twp:NEWPORT NEWS City/Muni/Twp: NEWPORT NEWS

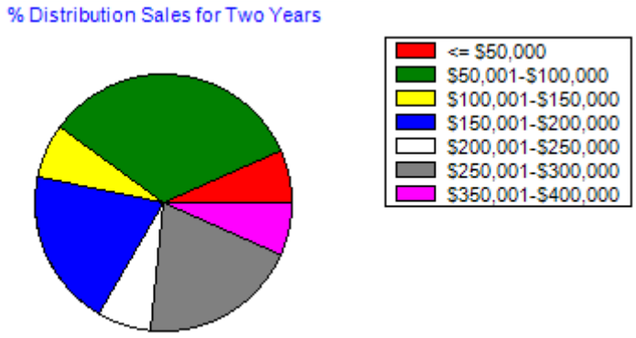
14	.1Mi.	**2814 MARSHALL AVE** **NEWPORT NEWS, VA 23607-4122**	10/14/2025	$100,000	$74	1344	8/4/1	1930	3,920 SF

APN: 306020312 Document #: 250013767
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 40 Block: 143 Subdivision: MAP OF PART OF THE CITY OF NEWPORT NEWS VIRGINIA MapRef: MB 1 PG 3 Abbreviated Description: Lot:40 Block:143 Subdivision:MAP OF PART OF THE CITY OF NEWPORT NEWS VIRGINIA Map Ref:MB 1 PG 3City/Muni/Twp:NEWPORT NEWS City/Muni/ Twp: NEWPORT NEWS

15	.07Mi.	**840 32ND ST** **NEWPORT NEWS, VA 23607-3526**	10/09/2025	$125,000	$153	816	5/2/1	1940	4,792 SF

APN: 300040209 Document #: 250013651
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 55&56 Block: 197 Subdivision: MAP OF PART OF THE CITY OF NEWPORT NEWS VIRGIN MapRef: MB 1 PG 3 Abbreviated Description: Lot:55&56 Block:197 Subdivision:MAP OF PART OF THE CITY OF NEWPORT NEWS VIRGIN Map Ref:MB 1 PG 3City/Muni/Twp:NEWPORT NEWS City/Muni/Twp: NEWPORT NEWS

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.

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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.	**818 31ST ST**	**01/28/2026**	$172,500	$172,500	1,238	5/3/1	1960	4,792 SF	
.01Mi.	**822 31ST ST**	**09/03/2021**	$92,200	$92,200	680	4/2/1	1930	2,614 SF	
.01Mi.	**816 31ST ST**	**08/04/1988**	$108,200	$108,200	975	4/2/2	1920	4,792 SF	
.01Mi.	**824 31ST ST**	**04/21/2026**	$351,700	$351,700	1,850	5/3/3	2026	3,920 SF	
.02Mi.	**810 31ST ST**	**08/22/2024**	$133,000	$133,000	1,014	6/3/1	1962	4,792 SF	
.02Mi.	**817 30TH ST**	**01/22/2024**	$100,000	$100,000	825	5/2/1	1920	4,792 SF	
.02Mi.	**828 31ST ST**	**09/08/2023**	$215,900	$215,900	1,046	4/2/1	1930	3,920 SF	
.02Mi.	**823 30TH ST**	**09/06/2022**	$73,800	$73,800	814	5/3/1	1920	2,614 SF	
.02Mi.	**815 30TH ST**	**06/02/2026**	$85,600	$85,600	774	5/3/1	1961	2,614 SF	
.02Mi.	**825 30TH ST**	**04/14/1989**	$84,900	$84,900	1,206	6/3/1	1930	2,614 SF	
.03Mi.	**827 30TH ST**	**02/09/2022**	$152,600	$152,600	880	5/2/1	1930	2,614 SF	
.03Mi.	**813 30TH ST**	**10/19/1992**	$114,400	$114,400	1,954	8/4/2	1910	2,614 SF	
.03Mi.	**830 31ST ST**	**05/23/2017**	$192,400	$192,400	2,605	8/5/4	2026	5,009 SF	
.03Mi.	**829 30TH ST**	**11/15/2017**	$72,200	$72,200	802	5/3/1	1920	2,614 SF	
.03Mi.	**811 30TH ST**	**07/21/2022**	$94,700	$94,700	785	5/3/1	1961	2,614 SF	
.03Mi.	**821 31ST ST**	**04/20/2010**	$123,500	$123,500	1,542	6/3/1	1930	4,792 SF	

Rent vs. Own

Households Occupied by Renters:	62%	Households Occupied by Owners:	25%

Demographics & Income

Median Age:	34.4 years old	Households:	8,074
Median Household Income:	$42,425	Households w/Family:	53%
Household Income Per Capita:	$21,518	Households w/Family Married:	18%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

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
0.37Mi.	**John Marshall Early Childhood Center** Number of Students: 213 Student-Teacher Ratio: 14.2	NA	Public	PK - PK
1.41Mi.	**Heritage High School** Number of Students: 1,106 Student-Teacher Ratio: 14.01 Advanced Placement: Yes	D	Public	9 - 12
8.53Mi.	**Richard T. Yates Elementary School** Number of Students: 448 Student-Teacher Ratio: 22.4	D+	Public	KG - 5
1.41Mi.	**Huntington Middle School** Number of Students: 292 Student-Teacher Ratio: 7.72	F	Public	6 - 8

Flood Report

The Subject Property of **818 31ST ST, NEWPORT NEWS, VA 23607-3549** 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	122%	HIGHER
BURGLARY	122%	HIGHER
MOTOR VEHICLE THEFT	134%	NOTABLY HIGHER
FORCIBLE ROBBERY	81%	LOWER
AGGRAVATED ASSAULT	156%	NOTABLY HIGHER
FORCIBLE RAPE	130%	NOTABLY HIGHER
MURDER	128%	HIGHER
OVERALL	154%	NOTABLY 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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