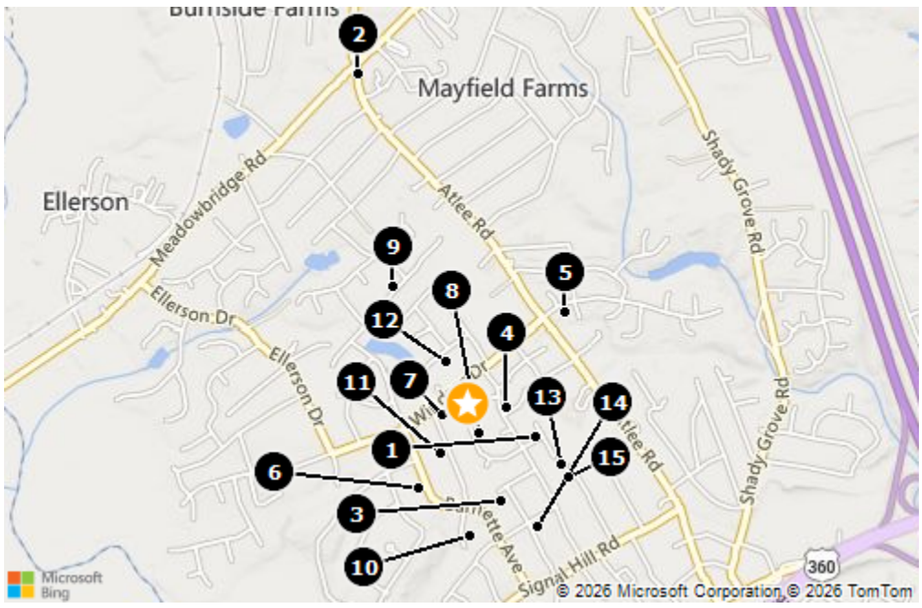
# ICE SiteX Report

**OrderID: 98262940**

## SiteX Property Information Report




## Subject Property Location

### 8222 SAWYER LN, MECHANICSVILLE, VA 23111-5919

| | | | |
|---|---|---|---|
| County: | **HANOVER VA** | Census Tract: | 510853211.002006 |
| Property Use: | Single Family Residential | Zoning: | R-3 |
| Parcel Number: | 8704-68-1191 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$471,000** | FSD: | 12 | Common Confidence Score: | 49 |
| Value Range: | $414,480 - $527,520 | ICE Confidence Score: | 88 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2026 | Market Value Year: | 2026 | Tax Rate Code Area: | |
| Assd Land Value: | $83,000 | Market Land Value: | $83,000 | Tax Year: | 2026 |
| Assd Improvement: | $342,100 | Market Improvment Value: | $342,100 | Total Taxable Value: | $3,443 |
| Total Assessed Value: | $425,100 | Total Assessor Market Value: | $425,100 | Delinquent Year: | |
| | | | | Tax Account ID: | 10201764 |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | |

## Assessment Legal Description

Lot: 15 Block: D Section: A District: 6 Subdivision: WINDSOR SUBD
Abbreviated Description: WINDSOR SUBD LOT 15 BLK D SEC A
City/Muni/Twp: MECHANICSVILLE

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 13,068 SF | Bedrooms: | 3 | Pool: | |
| Building Area: | 2239 SF | Baths: | 2 | Fireplace: | 1 |
| Year Built: | 1990 | Partial Baths: | | Type Const: | |
| Number of Buildings: | | Number of Rooms: | 9 | Ext Walls: | Brick |
| Number of Units: | | Garage Type: | | Heating: | Central |
| Number of Stories: | 2 | Number of Cars: | | A/C: | Central |
| Style: | Cape Cod | Basement: | | Roof Cover: | Comp Shingle |
| | | Foundation: | Raised | Elevator: | |

## Subject Property Deed/Transfer History

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 10/11/2022 | Sales Price: | N/A |
| Document #: | BK-PG 3364 -1477 | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |

**Legal Description:**
Lot: 15 Block: D Section: A District: 6 Subdivision: WINDSOR SUBD
Abbreviated Description: WINDSOR SUBD LOT 15 BLK D SEC A
City/Muni/Twp: MECHANICSVILLE

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 08/05/2010 | Loan Amount: | N/A |
| Document #: | BK-PG 2981-136 | Loan Type: | FHA |
| TD Due Date: | 08/01/2040 | Type Finance: | FIX |

**Legal Description:**

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 05/29/2008 | Loan Amount: | N/A |
| Document #: | BK-PG 200805290-91640 | Loan Type: | FHA |
| TD Due Date: | 06/01/2038 | Type Finance: | FIX |

**Legal Description:**

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 12/07/2007 | Loan Amount: | N/A |

# ICE SiteX Report

**OrderID: 98262940**

| | | | |
|---|---|---|---|
| Document #: | BK-PG 200712070-143810 | Loan Type: | New Conventional |
| TD Due Date: | 12/01/2037 | Type Finance: | FIX |
| **Legal Description:** | | | |

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 10/26/2006 | Loan Amount: | N/A |
| Document #: | BK-PG 200610260-300 | Loan Type: | ARM (Adjustable Rate Mortgage) |
| TD Due Date: | 11/01/2036 | Type Finance: | ADJ |
| **Legal Description:** | | | |

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $5,827,000 | Median # of Bedrooms | 4 |
| Median Lot Size | 15,377 SF | Median # of Baths | 2 |
| Median Living Area | 2,100 SF | Median Year Built | 1987 |
| Price Range - 2 Yrs | $130,000 to $550,000 | Age Range | 18 years to 78 years |
| Median Value | $420,000 | Median Age | 39 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .19Mi. | **7387 SUNSHINE CT**<br>**MECHANICSVILLE, VA 23111-1727** | 08/06/2026 | $420,000 | $225 | 1864 | 6/3/2 | 1995 | 13,591 SF | |
| | | APN: 8704-77-1619 Document #: 20260806000092420<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 25 Block: A Subdivision: WINDSOR SUBDIVISION SECTION B Phase No: B MapRef: MB 7 PG 58 Abbreviated Description: Lot:25 Block:A Subdivision:WINDSOR SUBDIVISION SECTION B Phase No:B Map Ref:MB 7 PG 58 | | | | | | | | |
| 2 | .32Mi. | **ATLEE RD**<br>**MECHANICSVILLE, VA 23111-** | 08/06/2026 | $130,000 | | | // | | 25,265 SF | |
| | | APN: 8704-69-8606 Document #: 20260806000091870<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: City/Muni/Twp:HENRY City/Muni/Twp: HENRY | | | | | | | | |
| 3 | .27Mi. | **8167 DUNFEE LN**<br>**MECHANICSVILLE, VA 23111-1779** | 07/29/2026 | $475,000 | $219 | 2168 | 8/4/2 | 1993 | 15,377 SF | Yes |
| | | APN: 8704-66-6737 Document #: 20260729000088350<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 2 Block: C Section: A Subdivision: WINDSOR MapRef: MB 6 PG 81 Abbreviated Description: Lot:2 Block:C Section:A Subdivision:WINDSOR Map Ref:MB 6 PG 81 | | | | | | | | |
| 4 | .1Mi. | **7418 STRAIN AVE**<br>**MECHANICSVILLE, VA 23111-5915** | 07/13/2026 | $479,000 | $187 | 2552 | 8/4/2 | 1990 | 15,028 SF | |
| | | APN: 8704-68-7016 Document #: 20260713000080920<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 1 Block: F Section: A Subdivision: WINDSOR MapRef: MB 6 PG 81 Abbreviated Description: Lot:1 Block:F Section:A Subdivision:WINDSOR Map Ref:MB 6 PG 81 | | | | | | | | |
| 5 | .35Mi. | **8119 ROSE HILL DR**<br>**MECHANICSVILLE, VA 23111-2282** | 07/01/2026 | $550,000 | $307 | 1789 | 7/3/3 | 2008 | 7,231 SF | |
| | | APN: 8704-79-5317 Document #: 20260701000075750<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 4 Block: A Section: A Subdivision: VILLAS AT ROSE HILL MapRef: MB 37 PG 530 Abbreviated Description: Lot:4 Block:A Section:A Subdivision:VILLAS AT ROSE HILL Map Ref:MB 37 PG 530 | | | | | | | | |
| 6 | .25Mi. | **7387 BARNETTE AVE**<br>**MECHANICSVILLE, VA 23111-1334** | 06/24/2026 | $440,000 | $231 | 1900 | 8/3/2 | 1963 | 19,994 SF | |
| | | APN: 8704-56-5948 Document #: 20260624000072370<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 10 Section: B Subdivision: WINDY HILL ESTATES SECTION B MapRef: MB 1 PG W Abbreviated Description: Lot:10 Section:B Subdivision:WINDY HILL ESTATES SECTION B Map Ref:MB 1 PG W | | | | | | | | |
| 7 | .07Mi. | **7410 FORD AVE**<br>**MECHANICSVILLE, VA 23111-1320** | 06/16/2026 | $495,000 | $168 | 2946 | 10/4/3 | 1973 | 25,875 SF | Yes |
| | | APN: 8704-58-8060 Document #: 20260616000069420<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 1 Block: A Section: A Subdivision: WINDY HILL ESTATES MapRef: MB 26 PG 135 Abbreviated Description: Lot:1 Block:A Section:A Subdivision:WINDY HILL ESTATES Map Ref:MB 26 PG 135 | | | | | | | | |
| 8 | .08Mi. | **8200 SAWYER LN**<br>**MECHANICSVILLE, VA 23111-5919** | 06/03/2026 | $465,000 | $207 | 2240 | 8/4/2 | 1988 | 15,072 SF | |
| | | APN: 8704-67-3754 Document #: 20260603000063650<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 9 Block: D Section: A Subdivision: WINDSOR SUBDIVISION MapRef: MB 6 PG 81 Abbreviated Description: Lot:9 Block:D Section:A Subdivision:WINDSOR SUBDIVISION Map Ref:MB 6 PG 81 | | | | | | | | |
| 9 | .36Mi. | **7497 TANGLE RIDGE DR**<br>**MECHANICSVILLE, VA 23111-5940** | 05/11/2026 | $305,000 | $145 | 2100 | 6/4/2 | 1986 | 15,987 SF | |
| | | APN: 8704-59-1731 Document #: 20260511000053240<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 6 Block: D Subdivision: TANGLE OAKS MapRef: MB 5 PG 277 Abbreviated Description: Lot:6 Block:D Subdivision:TANGLE OAKS Map Ref:MB 5 PG 277 | | | | | | | | |
| 10 | .34Mi. | **7326 FORD AVE**<br>**MECHANICSVILLE, VA 23111-1318** | 05/04/2026 | $325,000 | $218 | 1485 | 7/3/1 | 1966 | 18,905 SF | |
| | | APN: 8704-66-2249 Document #: 20260504000050400<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 4 Block: B Section: A Subdivision: WINDY HILL ESTATES MapRef: MB 268 PG 679 Abbreviated Description: Lot:4 Block:B Section:A Subdivision:WINDY HILL ESTATES Map Ref:MB 268 PG 679City/Muni/Twp:MECHANICSVILLE MAGISTERIAL City/Muni/Twp: MECHANICSVILLE MAGISTERIAL | | | | | | | | |
| 11 | .14Mi. | **7385 FORD AVE**<br>**MECHANICSVILLE, VA 23111-1317** | 05/01/2026 | $335,000 | $144 | 2320 | 8/3/3 | 1961 | 19,994 SF | |
| | | APN: 8704-57-8415 Document #: 20260501000048930<br>Document Type: Price Code: D | | | | | | | | |

# ICE SiteX Report

**OrderID: 98262940**

Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: WINDY HILL ESTATES MapRef: MB 26 PG 135 Abbreviated Description: Lot:5 Subdivision:WINDY HILL ESTATES Map Ref:MB 26 PG 135City/Muni/Twp:HENRY MAGISTERIAL City/Muni/Twp: HENRY MAGISTERIAL

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 12 | .12Mi. | **8217 THELMA LOU RD**<br>**MECHANICSVILLE, VA 23111-5904** | 04/27/2026 | $210,000 | $93 | 2255 | 8/4/2 | 1993 | 15,202 SF |

APN: 8704-58-9608 Document #: 20260427000046460
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5 Block: A Subdivision: MEADOWBRIDGE MapRef: MB 7 PG 148 Abbreviated Description: Lot:5 Block:A Subdivision:MEADOWBRIDGE Map Ref:MB 7 PG 148City/Muni/Twp:CHICKAHOMINY City/Muni/Twp: CHICKAHOMINY

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 13 | .29Mi. | **7365 SUNSHINE CT**<br>**MECHANICSVILLE, VA 23111-1727** | 02/03/2026 | $540,000 | $199 | 2708 | 8/4/2 | 1992 | 15,987 SF |

APN: 8704-77-4360 Document #: 20260203000012080
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 10 Block: A Subdivision: WINDSOR SUBDIVISION MapRef: MB 7 PG 58 Abbreviated Description: Lot:10 Block:A Subdivision:WINDSOR SUBDIVISION Map Ref:MB 7 PG 58

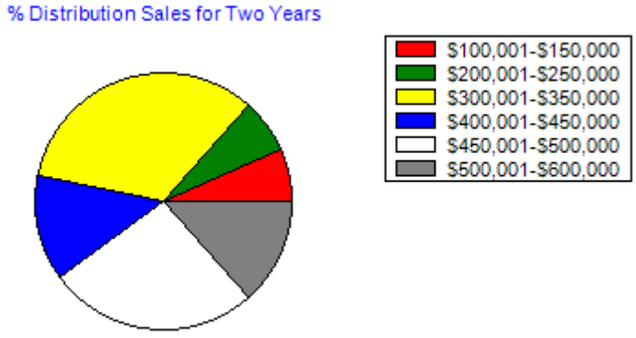
| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 14 | .36Mi. | **7354 EDGEWORTH RD**<br>**MECHANICSVILLE, VA 23111-1310** | 12/11/2025 | $325,000 | $307 | 1056 | 6/2/1 | 1949 | 13,068 SF |

APN: 8704-76-1488 Document #: 20251211000128690
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 22 Subdivision: PLAT OF LOTS SUBDIVIDED FROM THE LANDS OF E J STRA MapRef: MB 16 PG 207 Abbreviated Description: Lot:22 Subdivision:PLAT OF LOTS SUBDIVIDED FROM THE LANDS OF E J STRA Map Ref:MB 16 PG 207City/Muni/Twp:MECHANICSVILLE City/Muni/Twp: MECHANICSVILLE

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 15 | .32Mi. | **7367 PICKETT AVE**<br>**MECHANICSVILLE, VA 23111-1711** | 10/31/2025 | $333,000 | $331 | 1006 | 6/4/1 | 1948 | 14,810 SF |

APN: 8704-77-5163 Document #: 20251031000113460
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:MECHANICSVILLE City/Muni/Twp: MECHANICSVILLE

## 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. | **8222 SAWYER LN** | **10/11/2022** | $425,100 | $425,100 | 2,239 | 9/3/2 | 1990 | 13,068 SF | |
| .02Mi. | **8216 SAWYER LN** | **01/11/2021** | $376,900 | $376,900 | 1,915 | 7/3/2 | 1989 | 13,329 SF | |
| .02Mi. | **8215 WINDSOR DR** | **07/01/1989** | $421,400 | $421,400 | 2,232 | 8/4/2 | 1989 | 14,375 SF | |
| .03Mi. | **8175 RIE BOB CT** | **06/29/2004** | $398,700 | $398,700 | 2,164 | 8/4/2 | 1989 | 17,947 SF | |
| .03Mi. | **8211 WINDSOR DR** | **04/01/1990** | $455,700 | $455,700 | 2,617 | 9/5/3 | 1989 | 13,024 SF | |
| .03Mi. | **8176 RIE BOB CT** | **09/16/2004** | $380,000 | $380,000 | 2,092 | 8/4/2 | 1989 | 23,087 SF | |
| .04Mi. | **8219 SAWYER LN** | **08/15/2014** | $418,500 | $418,500 | 2,240 | 8/4/2 | 1991 | 13,329 SF | |
| .04Mi. | **8184 ELVIRA CT** | **09/19/1997** | $448,000 | $448,000 | 2,598 | 6/3/3 | 1988 | 14,375 SF | |
| .04Mi. | **8227 SAWYER LN** | **11/22/2019** | $482,100 | $482,100 | 2,683 | 7/3/3 | 1988 | 19,384 SF | |
| .04Mi. | **8205 WINDSOR DR** | **09/26/1995** | $419,500 | $419,500 | 2,306 | 8/4/2 | 1988 | 13,024 SF | |
| .04Mi. | **8215 SAWYER LN** | **01/01/1989** | $399,600 | $399,600 | 2,412 | 8/4/2 | 1988 | 13,765 SF | |
| .05Mi. | **8182 ELVIRA CT** | **10/19/2009** | $397,000 | $397,000 | 2,096 | 8/4/2 | 1989 | 13,199 SF | |
| .05Mi. | **8173 RIE BOB CT** | **12/01/1991** | $423,300 | $423,300 | 2,240 | 4/4/2 | 1988 | 15,246 SF | |
| .06Mi. | **8209 SAWYER LN** | **08/01/2019** | $401,100 | $401,100 | 2,232 | 8/4/2 | 1989 | 13,765 SF | |
| .06Mi. | **8174 RIE BOB CT** | **09/28/2020** | $430,500 | $430,500 | 2,429 | 4/4/2 | 1989 | 14,636 SF | |
| .06Mi. | **8201 WINDSOR DR** | **02/24/1997** | $389,900 | $389,900 | 2,062 | 7/3/2 | 1988 | 13,024 SF | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 20% | Households Occupied by Owners: | 77% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 44.0 years old | Households: | 15,804 |
| Median Household Income: | $94,961 | Households w/Family: | 65% |
| Household Income Per Capita: | $47,012 | Households w/Family Married: | 51% |
| Most Common Education Level: | High School Graduate | Households w/Family Children: | 28% |

# ICE SiteX Report

**OrderID: 98262940**

## School District

| | | | |
|---|---|---|---|
| School District Zone: | Hanover County Public Schools | Students: | 16,768 |
| Number of Schools: | 24 | Rating: | A- |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 3.95Mi. | **Atlee High School**<br>Number of Students: 1,470<br>Student-Teacher Ratio: 15.21<br>Advanced Placement: Yes | B+ | Public | 9 - 12 |
| 4.07Mi. | **Chickahominy Middle School**<br>Number of Students: 1,199<br>Student-Teacher Ratio: 14.45 | A+ | Public | 6 - 8 |
| 0.25Mi. | **Mechanicsville Elementary School**<br>Number of Students: 572<br>Student-Teacher Ratio: 12.71 | B- | Public | PK - 5 |

## Crime Risk

| Type | Risk Index Score | Compared to National Average (=100%) |
|---|---|---|
| **LARCENY** | 122% | HIGHER |
| **BURGLARY** | 93% | SIMILAR |
| **MOTOR VEHICLE THEFT** | 116% | HIGHER |
| **FORCIBLE ROBBERY** | 87% | LOWER |
| **AGGRAVATED ASSAULT** | 105% | SIMILAR |
| **FORCIBLE RAPE** | 101% | SIMILAR |
| **MURDER** | 105% | SIMILAR |
| **OVERALL** | 106% | SIMILAR |

## 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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