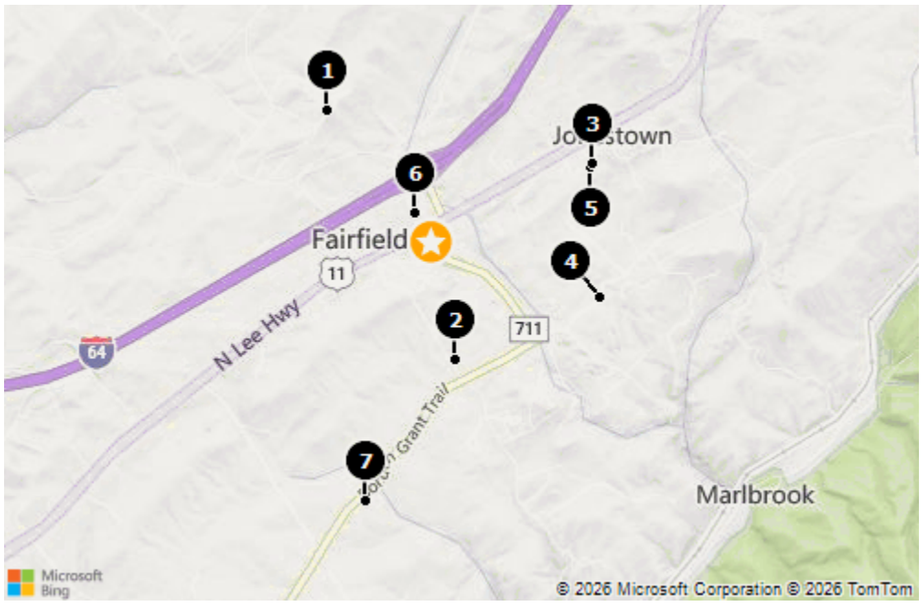
ICE SiteX Report

OrderID: 97524600

SiteX Property Information Report



Subject Property Location

8 OBSTGARTEN HL, FAIRFIELD, VA 24435-2416

County:	**ROCKBRIDGE VA**	Census Tract:	511639301.023044
Property Use:	Single Family Residential	Zoning:	R-1
Parcel Number:	39A 7 8	Thomas Bros Pg-Grid:	

Valuation

Value:	**$344,000**	FSD:	15	Common Confidence Score:	44
Value Range:	$292,400 - $395,600	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2023	Tax Rate Code Area:	
Assd Land Value:	$42,100	Market Land Value:	$42,100	Tax Year:	
Assd Improvement:	$169,800	Market Improvment Value:	$169,800	Total Taxable Value:	
Total Assessed Value:	$211,900	Total Assessor Market Value:	$211,900	Delinquent Year:	
				Tax Account ID:	3144
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: SOUTH RIVER
Abbreviated Description: FAIRFIELD

Property Characteristics

Lot Size:	1.940 AC	Bedrooms:	3	Pool:	
Building Area:	1470 SF	Baths:	1	Fireplace:	1
Year Built:	1959	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Brick
Number of Units:	1	Garage Type:	Mixed	Heating:	Forced Air
Number of Stories:	1	Number of Cars:	2	A/C:	Yes
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/30/2025	Sales Price:	$319,000
			Multiple Parcels Involved in this transaction
Document #:	250000203 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	01/28/2025		
Document Type:			

Legal Description:
Lot: 8 Subdivision: J G JOHNSTON C P E Map Ref: MB 205 PG 247

Prior Transfer

Recording Date:	01/30/2025	Sales Price:	$319,000
Document #:	2025-203 BK-PG -	Type of Sale:	Price Unconfirmed
Document Type:			

Legal Description:
District: SOUTH RIVER
Abbreviated Description: FAIRFIELD

Prior Transfer

Recording Date:	03/31/2022	Sales Price:	$245,000
Document #:		Type of Sale:	Qualified Sale
Document Type:			

Legal Description:

ICE SiteX Report

OrderID: 97524600

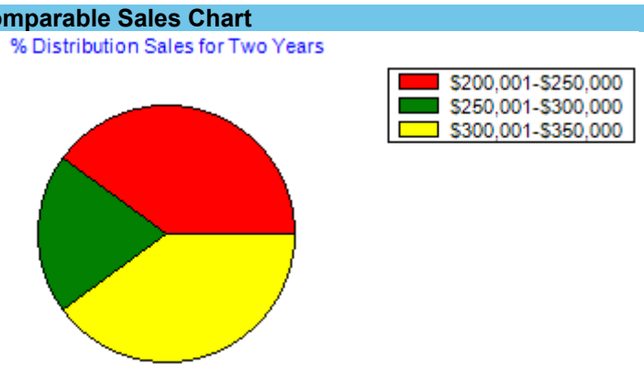
Area Sales Analysis

Total Area Sales	$2,429,500	Median # of Bedrooms	3
Median Lot Size	32,670 SF	Median # of Baths	2
Median Living Area	1,408 SF	Median Year Built	1997
Price Range - 2 Yrs	$209,000 to $525,000	Age Range	14 years to 61 years
Median Value	$345,000	Median Age	29 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.87Mi.	**227 HUFFMAN LN** **FAIRFIELD, VA 24435-2642**	04/13/2026	$525,000	$313	1673	8/3/2	1997	137,215 SF	
		APN: 38B 4 24 Document #: 260000903 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 24 Subdivision: WALKERS CREEK MAGISTERIAL DISTRICT MapRef: CAB 2 SL 266 Abbreviated Description: Lot:24 Subdivision:WALKERS CREEK MAGISTERIAL DISTRICT Map Ref:CAB 2 SL 266City/Muni/Twp:FAIRFIELD City/Muni/Twp: FAIRFIELD								
2	.61Mi.	**337 RED HILL RD** **FAIRFIELD, VA 24435-2122**	12/23/2025	$209,000	$191	1092	5/2/1	1965	16,117 SF	
		APN: 52 A 10A Document #: 250002987 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:SOUTH RIVER City/Muni/Twp: SOUTH RIVER								
3	.91Mi.	**70 SPRING RIDGE LN** **FAIRFIELD, VA 24435-2526**	07/31/2025	$350,000	$216	1620	8/3/2	2012	26,615 SF	
		APN: 39 34 6 Document #: 250001799 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Subdivision: LOT LINE REVISION AND DIVISION OF TAX PARCELS & SU MapRef: CAB 4 PG 73 Abbreviated Description: Lot:6 Subdivision:LOT LINE REVISION AND DIVISION OF TAX PARCELS & SU Map Ref:CAB 4 PG 73City/Muni/Twp:SOUTH RIVER City/Muni/Twp: SOUTH RIVER								
4	.91Mi.	**6 CARDINAL CIR** **FAIRFIELD, VA 24435-2500**	03/28/2025	$221,120	$229	964	5/3/2	1965	32,670 SF	
		APN: 39C A 5 Document #: 250000660 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 MapRef: CAB 6 PG 60 Abbreviated Description: Lot:5 Map Ref:CAB 6 PG 60								
5	.9Mi.	**80 SPRING RIDGE LN** **FAIRFIELD, VA 24435-2526**	03/21/2025	$284,380	$201	1408	8/3/2	2012	22,172 SF	
		APN: 39 34 7 Document #: 250000619 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Subdivision: LOT LINE REVISION & DIVISION OF TAX PARCELS & SUBD MapRef: CAB 4 PG 73 Abbreviated Description: Lot:7 Subdivision:LOT LINE REVISION & DIVISION OF TAX PARCELS & SUBD Map Ref:CAB 4 PG 73City/Muni/Twp:SOUTH RIVER City/Muni/Twp: SOUTH RIVER								
6	.17Mi.	**55 PLUMB LN** **FAIRFIELD, VA 24435-2529**	03/12/2025	$495,000	$179	2752	6/3/2	2003	100,450 SF	Yes
		APN: 39 A 30B Document #: 250000540 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: B Subdivision: BOUNDARY LINE ADJUSTMENT FOR JAMES H WHITE AND DOR MapRef: CAB 3 SL 425 Abbreviated Description: Lot:B Subdivision:BOUNDARY LINE ADJUSTMENT FOR JAMES H WHITE AND DOR Map Ref:CAB 3 SL 425City/Muni/Twp:SOUTH RIVER City/Muni/Twp: SOUTH RIVER								
7	1.36Mi.	**3376 BORDEN GRANT TRL** **FAIRFIELD, VA 24435-2117**	02/03/2025	$345,000	$255	1350	6/3/1	1970	40,511 SF	
		APN: 52 A 49 Document #: 250000230 Document Type: Price Code: D Land Use: Single Family Residential Legal: MapRef: MB 308 PG 212 Abbreviated Description: Map Ref:MB 308 PG 212City/Muni/Twp:SOUTH RIVER City/Muni/Twp: SOUTH RIVER								

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.

ICE SiteX Report

OrderID: 97524600

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.	**8 OBSTGARTEN HL**	**01/30/2025**	$211,900	$211,900	1,470	6/3/1	1959	2 SF	
.02Mi.	**25 OBSTGARTEN HL**	**05/01/2006**	$192,200	$192,200	1,529	5/2/1	1950	20,691 SF	
.04Mi.	**53 SALES MILL RD**	**07/24/2020**	$203,800	$203,800	1,098	5/2/1	1957	40,075 SF	
.04Mi.	**7 OBSTGARTEN HL**	**06/22/2022**	$229,300	$229,300	1,502	6/2/2	1957	23,740 SF	
.05Mi.	**38 APPLE ORCHARD LN**	**12/03/2018**	$137,400	$137,400	1,150	5/3/1	1962	20,038 SF	
.05Mi.	**16 APPLE ORCHARD LN**	**06/11/2021**	$122,000	$122,000	960	5/3/1	1973	1 SF	
.06Mi.	**5670 N LEE HWY**	**05/11/2012**	$165,300	$165,300	1,523	6/2/2	1940	22,216 SF	
.07Mi.	**5726 N LEE HWY**	**07/27/2018**	$245,400	$245,400	1,624	6/3/2	1964	31,799 SF	
.07Mi.	**48 APPLE ORCHARD LN**	**05/08/2017**	$111,400	$111,400	1,150	5/3/1	1962	20,909 SF	
.09Mi.	**14 SALES MILL RD**	**06/01/2020**	$194,400	$194,400	1,332	4/2/1	1963	9,540 SF	
.1Mi.	**5740 N LEE HWY**	**04/13/2017**	$217,400	$217,400	1,294	7/3/1	1956	1 SF	
.11Mi.	**5648 N LEE HWY**	**05/31/2000**	$207,400	$207,400	1,391	6/2/1	1898	19,863 SF	
.11Mi.	**5661 N LEE HWY**	**11/06/2024**	$302,000	$302,000	2,294	9/4/3	1925	27,878 SF	
.11Mi.	**53 APPLE ORCHARD LN**	**10/14/2014**	$296,800	$296,800	1,418	6/3/2	1970	2 SF	
.12Mi.	**5636 N LEE HWY**	**08/03/1999**	$413,200	$413,200	3,267	10/4/2	1909	3 SF	
.13Mi.	**5703 N LEE HWY**	**06/06/2019**	$304,300	$304,300	1,705	6/4/3	1946	4 SF	

Rent vs. Own

Households Occupied by Renters:	5%	Households Occupied by Owners:	82%

Demographics & Income

Median Age:	50.0 years old	Households:	695
Median Household Income:	$65,648	Households w/Family:	64%
Household Income Per Capita:	$35,216	Households w/Family Married:	58%
Most Common Education Level:	High School Graduate	Households w/Family Children:	20%

School District

School District Zone:	Rockbridge County Public Schools	Students:	2,488
Number of Schools:	6	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
9.30Mi.	**Rockbridge County High School**	C+	Public	9 - 12
Number of Students: 916 Student-Teacher Ratio: 12.05 Advanced Placement: Yes				
0.56Mi.	**Fairfield Elementary School**	C+	Public	PK - 5
Number of Students: 241 Student-Teacher Ratio: 11				
11.43Mi.	**Maury River Middle School**	C+	Public	6 - 8
Number of Students: 481 Student-Teacher Ratio: 10.93				

Flood Report

The Subject Property of **8 OBSTGARTEN HL, FAIRFIELD, VA 24435-2416** 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	57%	NOTABLY LOWER
BURGLARY	109%	SIMILAR
MOTOR VEHICLE THEFT	66%	NOTABLY LOWER
FORCIBLE ROBBERY	137%	NOTABLY HIGHER
AGGRAVATED ASSAULT	119%	HIGHER
FORCIBLE RAPE	133%	NOTABLY HIGHER
MURDER	92%	SIMILAR
OVERALL	88%	LOWER

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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ICE SiteX Report

OrderID: 97524600

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