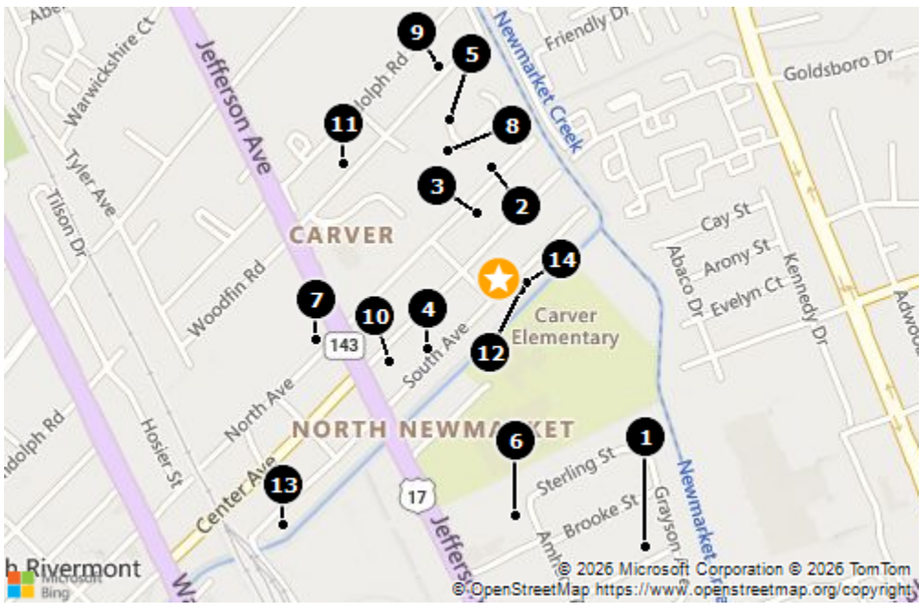
# ICE SiteX Report

**OrderID: 97547336**

## SiteX Property Information Report




## Subject Property Location

### 903 SOUTH AVE, NEWPORT NEWS, VA 23605-1541

| | | | |
|---|---|---|---|
| County: | **NEWPORT NEWS CITY VA** | Census Tract: | 517000314.003005 |
| Property Use: | Single Family Residential | Zoning: | R4 |
| Parcel Number: | 267000855 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$278,000** | FSD: | 17 | Common Confidence Score: | 39 |
| Value Range: | $230,740 - $325,260 | ICE Confidence Score: | 83 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2025 | Market Value Year: | 2025 | Tax Rate Code Area: | |
| Assd Land Value: | $46,200 | Market Land Value: | $46,200 | Tax Year: | 2025 |
| Assd Improvement: | $257,600 | Market Improvment Value: | $257,600 | Total Taxable Value: | $3,732 |
| Total Assessed Value: | $303,800 | Total Assessor Market Value: | $303,800 | Delinquent Year: | |
| | | | | Tax Account ID: | |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | |

## Assessment Legal Description

Block: 39 Subdivision: NORTH NEWPORT NEWS
Abbreviated Description: 7 & 9 60X110

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 6,534 SF | Bedrooms: | 3 | Pool: | |
| Building Area: | 1635 SF | Baths: | 1 | Fireplace: | 1 |
| Year Built: | 1963 | Partial Baths: | 1 | Type Const: | Wood |
| Number of Buildings: | | Number of Rooms: | 6 | Ext Walls: | Brick |
| Number of Units: | 1 | Garage Type: | Carport | 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: | 12/06/2024 | Sales Price: | $161,912 |
| Document #: | 240015536 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 05/21/2024 | Loan Amount: | N/A |
| Document #: | 240006062 BK-PG - | Loan Type: | Stand Alone Second |
| TD Due Date: | 09/01/2048 | Type Finance: | FIX |
| **Legal Description:** | | | |
| Lot: 7 9 Block: 39 | | | |

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 08/23/2018 | Sales Price: | $164,900 |
| Document #: | 180011053 BK-PG - | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |
| **Legal Description:** | | | |
| Block: 39 Subdivision: NORTH NEWPORT NEWS | | | |
| Abbreviated Description: 7 & 9 60X110 | | | |

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 08/23/2018 | Sales Price: | $164,900 |
| Document #: | 180011053 BK-PG - | Type of Sale: | Full Amount on Deed |

# ICE SiteX Report

**OrderID: 97547336**

| | |
|---|---|
| Contract Date: | 06/27/2018 |
| Document Type: | |
| **Legal Description:** | |
| Lot: 7 9 Block: 39 | |

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 04/16/1962 | Sales Price: | $1,000 |
| Document #: | | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |
| **Legal Description:** | | | |

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $3,412,800 | Median # of Bedrooms | 3 |
| Median Lot Size | 7,188 SF | Median # of Baths | 1 |
| Median Living Area | 1,260 SF | Median Year Built | 1959 |
| Price Range - 2 Yrs | $123,000 to $520,000 | Age Range | 1 years to 106 years |
| Median Value | $248,650 | Median Age | 67 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .39Mi. | **633 BREWER ST**<br>**NEWPORT NEWS, VA 23605-1503** | 05/05/2026 | $255,000 | $197 | 1294 | 5/3/2 | 1950 | 10,890 SF | |
| | | APN: 269000838 Document #: 260006436<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 80 Subdivision: PLAT OF HILTON PLACE IN WARWICK CO VA MapRef: MB 1 PG 160 Abbreviated Description: Lot:80 Subdivision:PLAT OF HILTON PLACE IN WARWICK CO VA Map Ref:MB 1 PG 160City/Muni/Twp:NEWPORT NEWS City/Muni/Twp: NEWPORT NEWS | | | | | | | | |
| 2 | .15Mi. | **1005 NORTH AVE**<br>**NEWPORT NEWS, VA 23605-1535** | 04/15/2026 | $265,000 | $148 | 1783 | 7/3/2 | 1969 | 7,405 SF | |
| | | APN: 267000427 Document #: 260005364<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 4&5 Block: 41 Subdivision: MAP OF THE LAND OF THE NORTH NEWPORT NEWS MapRef: MB 2 PG 2 Abbreviated Description: Lot:4&5 Block:41 Subdivision:MAP OF THE LAND OF THE NORTH NEWPORT NEWS Map Ref:MB 2 PG 2City/Muni/Twp:NEWPORT NEWS City/Muni/Twp: NEWPORT NEWS | | | | | | | | |
| 3 | .09Mi. | **914 NORTH AVE**<br>**NEWPORT NEWS, VA 23605-1534** | 03/09/2026 | $300,000 | $215 | 1392 | 6/3/2 | 1963 | 14,810 SF | |
| | | APN: 267000613 Document #: 260003434<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 22-26 Block: 38 MapRef: MB 2 PG 2 Abbreviated Description: Lot:22-26 Block:38 Map Ref:MB 2 PG 2City/Muni/Twp:NEWPORT NEWS City/Muni/Twp: NEWPORT NEWS | | | | | | | | |
| 4 | .13Mi. | **723 SOUTH AVE**<br>**NEWPORT NEWS, VA 23605-1537** | 03/06/2026 | $169,500 | $153 | 1101 | 6/3/1 | 1950 | 6,534 SF | |
| | | APN: 267000748 Document #: 260003137<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 27&29 Block: 31 Subdivision: MAP OF LAND OF THE NORTH NEWPORT NEWS IMPR MapRef: MB 2 PG 2 Abbreviated Description: Lot:27&29 Block:31 Subdivision:MAP OF LAND OF THE NORTH NEWPORT NEWS IMPR Map Ref:MB 2 PG 2City/Muni/Twp:NEWPORT NEWS City/Muni/Twp: NEWPORT NEWS | | | | | | | | |
| 5 | .22Mi. | **1001 LYNDON CIR**<br>**NEWPORT NEWS, VA 23605-1527** | 03/05/2026 | $278,000 | $164 | 1694 | 7/3/1 | 1966 | 9,583 SF | |
| | | APN: 267000411 Document #: 260003080<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 12 Subdivision: WALKER PLACE MapRef: MB 7 PG 46 Abbreviated Description: Lot:12 Subdivision:WALKER PLACE Map Ref:MB 7 PG 46City/Muni/Twp:NEWPORT NEWS City/Muni/Twp: NEWPORT NEWS | | | | | | | | |
| 6 | .31Mi. | **6125 AMHERST AVE**<br>**NEWPORT NEWS, VA 23605-1553** | 01/06/2026 | $175,000 | $184 | 946 | 5/3/1 | 1950 | 14,375 SF | |
| | | APN: 269000619 Document #: 260000220<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 41 Subdivision: HILTON PLACE MapRef: MB 1 PG 160 Abbreviated Description: Lot:41 Subdivision:HILTON PLACE Map Ref:MB 1 PG 160City/Muni/Twp:NEWPORT NEWS City/Muni/Twp: NEWPORT NEWS | | | | | | | | |
| 7 | .25Mi. | **629 NORTH AVE**<br>**NEWPORT NEWS, VA 23601-** | 11/18/2025 | $520,000 | $179 | 2905 | 11/4/3 | 2025 | 6,882 SF | |
| | | APN: 267000246 Document #: 250015592<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 14A Subdivision: NORTH NEWPORT NEWS IMPROVEMENT COMPANY MapRef: DOC 250000367 Abbreviated Description: Lot:14A Subdivision:NORTH NEWPORT NEWS IMPROVEMENT COMPANY Map Ref:DOC 250000367City/Muni/Twp:NEWPORT NEWS City/Muni/Twp: NEWPORT NEWS | | | | | | | | |
| 8 | .18Mi. | **1006 LYNDON CIR**<br>**NEWPORT NEWS, VA 23605-1528** | 11/17/2025 | $252,300 | $190 | 1322 | 6/3/1 | 1966 | 6,970 SF | |
| | | APN: 267000415 Document #: 250015517<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 8 Subdivision: WALKER PLACE NEWPORT NEWS VIRGINIA MapRef: MB 7 PG 46 Abbreviated Description: Lot:8 Subdivision:WALKER PLACE NEWPORT NEWS VIRGINIA Map Ref:MB 7 PG 46City/Muni/Twp:NEWPORT NEWS City/Muni/Twp: NEWPORT NEWS | | | | | | | | |
| 9 | .29Mi. | **717 WOODFIN RD**<br>**NEWPORT NEWS, VA 23605-1139** | 10/29/2025 | $270,000 | $220 | 1226 | 6/3/1 | 1955 | 7,405 SF | |
| | | APN: 264000414 Document #: 250014554<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 18 Subdivision: STRATFORD TERRACE SECTION D MapRef: MB 3 PG 63 Abbreviated Description: Lot:18 Subdivision:STRATFORD TERRACE SECTION D Map Ref:MB 3 PG 63City/Muni/Twp:WARWICK City/Muni/Twp: WARWICK | | | | | | | | |
| 10 | .18Mi. | **710 CENTER AVE**<br>**NEWPORT NEWS, VA 23605-1518** | 10/16/2025 | $123,000 | $134 | 916 | 5/2/1 | 1920 | 3,485 SF | |
| | | APN: 267000707 Document #: 250013947<br>Document Type: Price Code: D<br>Land Use: Single Family Residential | | | | | | | | |

# ICE SiteX Report

**OrderID: 97547336**

Legal: Lot: 14 Block: 31 Subdivision: LAND OF THE NORTH NEWPORT NEWS IMPROVEMENT CO MapRef: MB 2 PG 2 Abbreviated Description: Lot:14 Block:31 Subdivision:LAND OF THE NORTH NEWPORT NEWS IMPROVEMENT CO Map Ref:MB 2 PG 2City/Muni/Twp:NEWPORT NEWS City/Muni/Twp: NEWPORT NEWS

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 11 | .25Mi. | **609 WOODFIN RD**<br>**NEWPORT NEWS, VA 23605-1137** | 10/14/2025 | $245,000 | $215 | 1138 | 6/3/1 | 1953 | 7,405 SF |

APN: 267000135 Document #: 250013726
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: STRATFORD TERRACE REVISED SECTION C MapRef: MB 3 PG 62 Abbreviated Description: Lot:5 Subdivision:STRATFORD TERRACE REVISED SECTION C Map Ref:MB 3 PG 62City/Muni/Twp:WARWICK City/Muni/Twp: WARWICK

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 12 | .03Mi. | **914 SOUTH AVE**<br>**NEWPORT NEWS, VA 23605-1542** | 10/08/2025 | $143,000 | $139 | 1025 | 6/3/1 | 1954 | 6,098 SF |

APN: 267000866 Document #: 250013552
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 6&7 Block: 40 Subdivision: MAP OF THE LANDS OF NORTH NEWPORT NEWS IMPROVEMEN MapRef: MB 2 PG 3 Abbreviated Description: Lot:6&7 Block:40 Subdivision:MAP OF THE LANDS OF NORTH NEWPORT NEWS IMPROVEMEN Map Ref:MB 2 PG 3

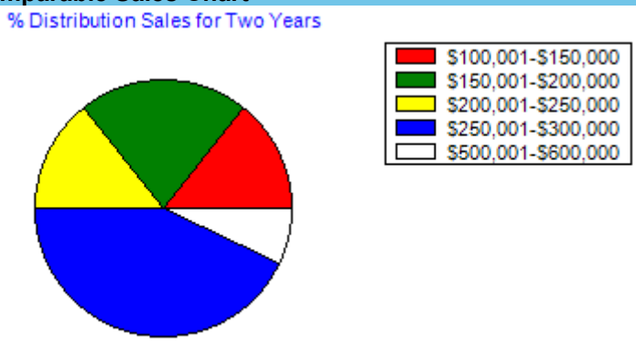
| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 13 | .42Mi. | **458 SOUTH AVE**<br>**NEWPORT NEWS, VA 23601-4533** | 09/22/2025 | $217,000 | $144 | 1500 | 6/3/2 | 2005 | 3,485 SF |

APN: 269000216 Document #: 250012615
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 12 Block: 20 Subdivision: MAP OF THE LAND OF THE NORTH NEWPORT NEWS IMPROVEM MapRef: MB 2 PG 3 Abbreviated Description: Lot:12 Block:20 Subdivision:MAP OF THE LAND OF THE NORTH NEWPORT NEWS IMPROVEM Map Ref:MB 2 PG 3City/Muni/Twp:NEWPORT NEWS City/Muni/Twp: NEWPORT NEWS

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 14 | .04Mi. | **916 SOUTH AVE**<br>**NEWPORT NEWS, VA 23605-1542** | 09/09/2025 | $200,000 | $214 | 931 | 5/3/1 | 1983 | 4,356 SF |

APN: 267000867 Document #: 250012101
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8&9 Block: 40 Subdivision: MAP OF THE LANDS OF NORTH NEWPORT NEWS IMPROVEMEN MapRef: MB 2 PG 2 Abbreviated Description: Lot:8&9 Block:40 Subdivision:MAP OF THE LANDS OF NORTH NEWPORT NEWS IMPROVEMEN Map Ref:MB 2 PG 2

## 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. | **903 SOUTH AVE** | **08/23/2018** | $303,800 | $303,800 | 1,635 | 6/3/1 | 1963 | 6,534 SF | |
| .01Mi. | **907 SOUTH AVE** | **06/09/2023** | $125,900 | $125,900 | 756 | 5/2/1 | 1962 | 6,534 SF | |
| .01Mi. | **901 SOUTH AVE** | **10/16/2017** | $229,700 | $229,700 | 1,616 | 5/3/1 | 1940 | 9,583 SF | |
| .02Mi. | **917 SOUTH AVE** | **08/26/2010** | $231,500 | $231,500 | 1,361 | 6/3/2 | 1961 | 6,534 SF | |
| .02Mi. | **902 CENTER AVE** | **06/02/2025** | $246,600 | $246,600 | 1,495 | 7/3/2 | 1962 | 6,534 SF | |
| .03Mi. | **906 CENTER AVE** | **01/16/2014** | $199,200 | $199,200 | 1,323 | 5/2/1 | 1962 | 6,534 SF | |
| .03Mi. | **900 CENTER AVE** | **10/11/2019** | $246,100 | $246,100 | 1,198 | 5/2/1 | 1958 | 10,019 SF | |
| .03Mi. | **912 SOUTH AVE** | **05/21/2004** | $173,300 | $173,300 | 1,116 | 5/2/1 | 1965 | 4,356 SF | |
| .03Mi. | **910 SOUTH AVE** | **09/07/1965** | $171,400 | $171,400 | 1,116 | 5/2/1 | 1965 | 4,356 SF | |
| .03Mi. | **914 SOUTH AVE** | **07/23/2018** | $150,400 | $150,400 | 1,025 | 6/3/1 | 1954 | 6,098 SF | |
| .03Mi. | **908 CENTER AVE** | **10/07/2011** | $218,100 | $218,100 | 1,335 | 6/3/1 | 1962 | 6,534 SF | |
| .03Mi. | **921 SOUTH AVE** | **01/12/2006** | $320,000 | $320,000 | 1,560 | 5/3/2 | 2016 | 6,534 SF | |
| .03Mi. | **908 SOUTH AVE** | **02/07/2017** | $239,100 | $239,100 | 1,788 | 8/4/1 | 1973 | 6,098 SF | |
| .04Mi. | **916 SOUTH AVE** | **09/09/2025** | $188,700 | $188,700 | 931 | 5/3/1 | 1983 | 4,356 SF | |
| .04Mi. | **819 SOUTH AVE** | **03/25/2014** | $204,900 | $204,900 | 1,345 | 6/3/1 | 1940 | 6,534 SF | |
| .04Mi. | **820 SOUTH AVE** | **08/28/2020** | $155,600 | $155,600 | 1,066 | 6/3/1 | 1962 | 4,792 SF | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 53% | Households Occupied by Owners: | 40% |

# ICE SiteX Report

**OrderID: 97547336**

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 38.1 years old | Households: | 5,954 |
| Median Household Income: | $48,960 | Households w/Family: | 48% |
| Household Income Per Capita: | $27,472 | Households w/Family Married: | 24% |
| Most Common Education Level: | High School Graduate | Households w/Family Children: | 26% |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | Newport News City Public Schools | Students: | 25,882 |
| Number of Schools: | 43 | Rating: | C+ |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 1.91Mi. | **Heritage High School**<br>Number of Students: 1,106<br>Student-Teacher Ratio: 14.01<br>Advanced Placement: Yes | D- | Public | 9 - 12 |
| 0.20Mi. | **Crittenden Middle School**<br>Number of Students: 781<br>Student-Teacher Ratio: NA | C | Public | 6 - 8 |
| 3.31Mi. | **Watkins Early Childhood Center**<br>Number of Students: 326<br>Student-Teacher Ratio: 14.17 | NA | Public | EE - PK |
| 0.11Mi. | **Carver Elementary School**<br>Number of Students: 634<br>Student-Teacher Ratio: 17.14 | C- | Public | KG - 5 |

## Flood Report

The Subject Property of **903 SOUTH AVE, NEWPORT NEWS, VA 23605-1541** is in **Zone X500** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

**AN AREA INUNDATED BY 0.2% ANNUAL CHANCE FLOODING; AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; OR AN AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOODING.**
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** | 141% | NOTABLY HIGHER |
| **BURGLARY** | 135% | NOTABLY HIGHER |
| **MOTOR VEHICLE THEFT** | 145% | NOTABLY HIGHER |
| **FORCIBLE ROBBERY** | 131% | NOTABLY HIGHER |
| **AGGRAVATED ASSAULT** | 129% | HIGHER |
| **FORCIBLE RAPE** | 119% | HIGHER |
| **MURDER** | 144% | NOTABLY HIGHER |
| **OVERALL** | 140% | 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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