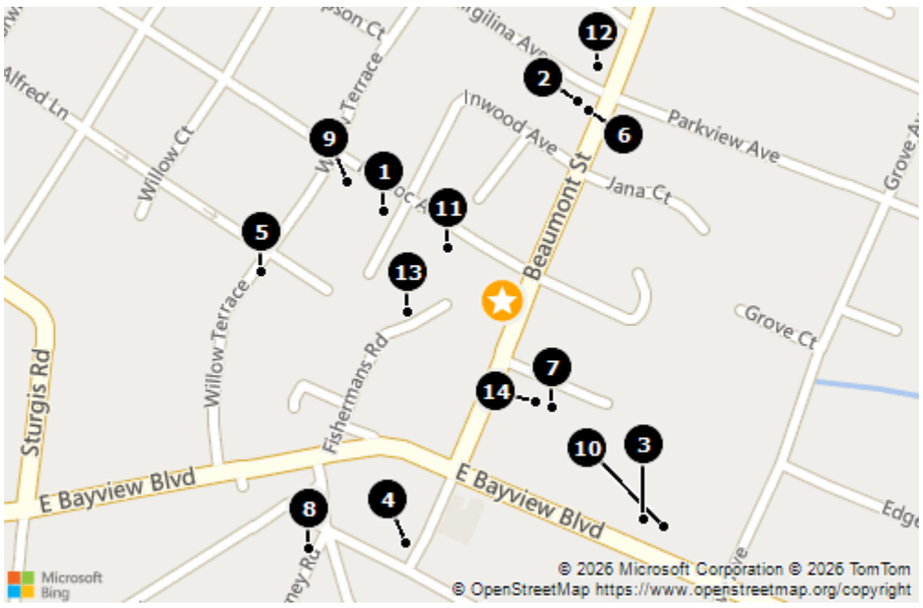
ICE SiteX Report

OrderID: 98655639

SiteX Property Information Report



Subject Property Location

9337 BEAUMONT ST, NORFOLK, VA 23503-3109

County:	**NORFOLK CITY VA**	Census Tract:	517100002.021007
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	40606100	Thomas Bros Pg-Grid:	

Valuation

Value:	**$349,000**	FSD:	7	Common Confidence Score:	85
Value Range:	$324,570 - $373,430	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$88,000	Market Land Value:	$88,000	Tax Year:	2026
Assd Improvement:	$171,000	Market Improvment Value:	$171,000	Total Taxable Value:	$3,238
Total Assessed Value:	$259,000	Total Assessor Market Value:	$259,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Section: 39
Abbreviated Description: 22 WILLOW TERRACE SEC. 6

Property Characteristics

Lot Size:	6,085 SF	Bedrooms:	3	Pool:	
Building Area:	1489 SF	Baths:	1	Fireplace:	
Year Built:	1962	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Brick
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	2	Number of Cars:	1	A/C:	Central
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/25/2026	Sales Price:	$203,200
Document #:	260016490 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/25/2026	Sales Price:	$189,730
Document #:	260005526 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Section: 39
Abbreviated Description: 22 WILLOW TERRACE SEC. 6

Prior Transfer

Recording Date:	03/25/2026	Sales Price:	$189,730
Document #:	260005526 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	03/24/2026		
Document Type:			

Legal Description:
Lot: 22 Subdivision: WILLOW TERRACE SECTION 6 Map Ref: MB 19 PG 14
City/Muni/Twp: NORFOLK

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Prior Transfer

Recording Date:	01/05/2023	Sales Price:	$203,200
Document #:	230000213 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/12/2021	Sales Price:	$142,068
Document #:	210025358 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/28/2021	Loan Amount:	N/A
Document #:	210019780 BK-PG -	Loan Type:	VA
TD Due Date:	07/01/2051	Type Finance:	FIX

Legal Description:
Lot: 22 Section: 6 Subdivision: WILLOW TERRACE

Prior Transfer

Recording Date:	07/30/2018	Sales Price:	$142,068
Document #:	180015528 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/14/2017	Sales Price:	$142,068
Document #:	170003223 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/02/2015	Sales Price:	$143,010
Document #:	150019393 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/30/2015	Loan Amount:	N/A
Document #:	150016305 BK-PG -	Loan Type:	VA
TD Due Date:	08/01/2045	Type Finance:	ADJ

Legal Description:
Lot: 22
Abbreviated Description: 6 WILLOW TERRACE

Prior Transfer

Recording Date:	07/05/2012	Sales Price:	$300,000
Document #:	120015813 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/18/2012	Sales Price:	$140,000
Document #:	120014200 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/15/2012		
Document Type:			

Legal Description:
Lot: 22 Section: 6 Subdivision: WILLOW TERRACE Map Ref: MB19 PG14
City/Muni/Twp: NORFOLK

Prior Transfer

Recording Date:	06/15/2012	Sales Price:	$140,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/13/2006	Loan Amount:	N/A
Document #:	060051967 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	MULT

Legal Description:
Lot: 22 Section: 6 Subdivision: WILLOW TERRACE
City/Muni/Twp: NORFOLK

Area Sales Analysis

Total Area Sales	$4,893,426	Median # of Bedrooms	3
Median Lot Size	7,926 SF	Median # of Baths	1.5
Median Living Area	1,394 SF	Median Year Built	1952
Price Range - 2 Yrs	$152,171 to $506,000	Age Range	50 years to 85 years
Median Value	$357,500	Median Age	74 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.1Mi.	**1531 MODOC AVE NORFOLK, VA 23503-3121**	09/17/2026	$430,000	$219	1962	7/4/2	1976	7,444 SF	

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APN: 48886150 Document #: 260018033
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 12 Subdivision: WILLOW TERRACE SECTION 9 NORFOLK VIRGINIA MapRef: MB 28 PG 283 Abbreviated Description: Lot:12 Subdivision:WILLOW TERRACE SECTION 9 NORFOLK VIRGINIA Map Ref:MB 28 PG 283City/Muni/Twp:NORFOLK City/Muni/Twp: NORFOLK

2	.14Mi.	**1541 VIRGILINA AVE** **NORFOLK, VA 23503-2314**	09/03/2026	$304,900	$316	964	7/3/1	1952	5,205 SF	

APN: 29530400 Document #: 260017205
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: E Block: 20 Subdivision: WILLOW LAWN MapRef: MB 14 PG 112 Abbreviated Description: Lot:E Block:20 Subdivision:WILLOW LAWN Map Ref:MB 14 PG 112City/Muni/Twp:NORFOLK City/Muni/Twp: NORFOLK

3	.17Mi.	**1648 E BAYVIEW BLVD** **NORFOLK, VA 23503-3208**	07/06/2026	$396,000	$296	1336	7/3/1	1953	11,901 SF	Yes

APN: 21976700 Document #: 260012953
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: X Block: 2 Subdivision: SUBDIVISION OF PART OF LOT6 BLOCK 2 SECTION A MapRef: MB 16 PG 95-98 Abbreviated Description: Lot:X Block:2 Subdivision:SUBDIVISION OF PART OF LOT6 BLOCK 2 SECTION A Map Ref:MB 16 PG 95-98City/Muni/Twp:NORFOLK City/Muni/Twp: NORFOLK

4	.17Mi.	**1616 CROYDEN RD** **NORFOLK, VA 23503-3220**	05/26/2026	$355,000	$241	1468	7/3/1	1941	7,993 SF	

APN: 19767500 Document #: 260010027
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: DEVON MANOR SEC 1 MapRef: MB 26 PG 91&92 Abbreviated Description: Lot:5 Subdivision:DEVON MANOR SEC 1 Map Ref:MB 26 PG 91&92City/Muni/Twp:NORFOLK City/Muni/Twp: NORFOLK

5	.14Mi.	**9312 WILLOW TER** **NORFOLK, VA 23503-3136**	05/20/2026	$260,000	$273	950	5/2/1	1951	8,390 SF	

APN: 01269100 Document #: 260009651
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 4 Block: 1 Section: 2 Subdivision: WILLOW TERRACE MapRef: MB 13 PG 105 Abbreviated Description: Lot:4 Block:1 Section:2 Subdivision:WILLOW TERRACE Map Ref:MB 13 PG 105City/Muni/Twp:NORFOLK City/Muni/Twp: NORFOLK

6	.14Mi.	**1545 VIRGILINA AVE** **NORFOLK, VA 23503-2314**	05/19/2026	$345,555	$252	1369	7/3/3	1953	5,493 SF	

APN: 34635400 Document #: 260009574
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: F Block: 20 Subdivision: WILLOW LAWN MapRef: MB 14 PG 112 Abbreviated Description: Block:20 Subdivision:WILLOW LAWN Map Ref:MB 14 PG 112Abbreviated Description:PORTION LOT F City/Muni/Twp:NORFOLK City/Muni/Twp: NORFOLK

7	.08Mi.	**1607 BEAUMONT CT** **NORFOLK, VA 23503-3114**	04/15/2026	$385,000	$273	1406	7/3/2	1965	7,414 SF	

APN: 29526810 Document #: 260007031
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2 Block: 2 Subdivision: WILLOW TERRACE Legal Unit: 7 MapRef: MB 20 PG 43 Abbreviated Description: Lot:2 Block:2 Subdivision:WILLOW TERRACE Legal Unit:7 Map Ref:MB 20 PG 43City/Muni/Twp:NORFOLK City/Muni/Twp: NORFOLK

8	.2Mi.	**1603 CROYDEN RD** **NORFOLK, VA 23503-3219**	04/02/2026	$360,000	$184	1950	9/3/1	1941	8,324 SF	

APN: 19068000 Document #: 260006224
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 87 Subdivision: DEVON MANOR Legal Unit: 1 MapRef: MB 26 PG 91&92 Abbreviated Description: Lot:87 Subdivision:DEVON MANOR Legal Unit:1 Map Ref:MB 26 PG 91&92City/Muni/Twp:NORFOLK City/Muni/Twp: NORFOLK

9	.13Mi.	**9420 WILLOW TER** **NORFOLK, VA 23503-3138**	03/26/2026	$326,400	$236	1382	7/3/2	1951	9,757 SF	

APN: 33057100 Document #: 260005661
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 10 Block: 1 Subdivision: WILLOW TERRACE SECTION 2 MapRef: MB 13 PG 105 Abbreviated Description: Lot:10 Block:1 Subdivision:WILLOW TERRACE SECTION 2 Map Ref:MB 13 PG 105City/Muni/Twp:NORFOLK City/Muni/Twp: NORFOLK

10	.18Mi.	**1654 E BAYVIEW BLVD** **NORFOLK, VA 23503-3208**	03/24/2026	$506,000	$214	2354	12/5/3	1950	15,050 SF	

APN: 30233600 Document #: 260005392
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 6&7 Block: 2 Subdivision: BAYVIEW BEACH CORPORATION MapRef: MB 16 PG 96 Abbreviated Description: Lot:6&7 Subdivision:BAYVIEW BEACH CORPORATION Map Ref:MB 16 PG 96Abbreviated Description:EAST50FT LOT6&W25FT LOT7 City/Muni/Twp:NORFOLK City/Muni/Twp: NORFOLK

11	.05Mi.	**1547 MODOC AVE** **NORFOLK, VA 23503-3144**	03/12/2026	$362,500	$183	1971	8/4/2	1973	7,858 SF	

APN: 00619600 Document #: 260004662
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: WILLOW TERRACE SECTION EIGHT MapRef: MB 25 PG 48 Abbreviated Description: Lot:1 Subdivision:WILLOW TERRACE SECTION EIGHT Map Ref:MB 25 PG 48City/Muni/Twp:NORFOLK City/Muni/Twp: NORFOLK

12	.17Mi.	**1540 VIRGILINA AVE** **NORFOLK, VA 23503-2315**	01/21/2026	$152,171	$111	1359	7/3/1	1952	8,425 SF	

APN: 18578600 Document #: 260001250
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: D Block: 11 Subdivision: WILLOW LAWN Abbreviated Description: Lot:D Block:11 Subdivision:WILLOW LAWN City/Muni/Twp:NORFOLK City/Muni/Twp: NORFOLK

13	.06Mi.	**1530 TAYLORS LN** **NORFOLK, VA 23503-3130**	12/17/2025	$374,900	$190	1971	8/4/2	1973	7,527 SF	

APN: 14991000 Document #: 250022967
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8 Subdivision: WILLOW TERRACE SECTION EIGHT MapRef: MB 25 PG 48 Abbreviated Description: Lot:8 Subdivision:WILLOW TERRACE SECTION EIGHT Map Ref:MB 25 PG 48City/Muni/Twp:NORTFOLK City/Muni/Twp: NORTFOLK

14	.07Mi.	**1605 BEAUMONT CT** **NORFOLK, VA 23503-3114**	11/20/2025	$335,000	$254	1318	7/3/1	1965	7,562 SF	

APN: 48366910 Document #: 250021164
Document Type: Price Code: D
Land Use: Single Family Residential

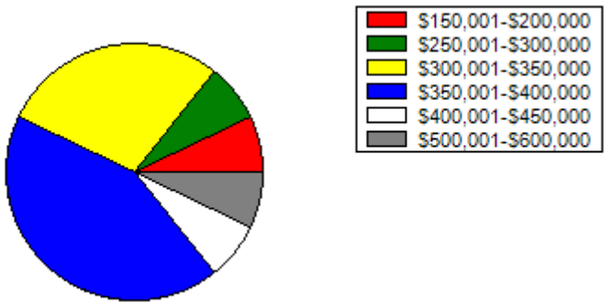
ICE SiteX Report

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Legal: Lot: 1A Section: 7 Subdivision: WILLOW TERRACE MapRef: MB 74 PG 64 Abbreviated Description: Lot:1A Section:7 Subdivision:WILLOW TERRACE Map Ref:MB 74 PG 64City/Muni/Twp:NORFOLK City/Muni/Twp: NORFOLK

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**9337 BEAUMONT ST**	**03/25/2026**	$259,000	$259,000	1,489	7/3/1	1962	6,085 SF	
.01Mi.	**9335 BEAUMONT ST**	**01/30/2026**	$318,400	$318,400	1,623	6/3/1	1962	7,209 SF	
.01Mi.	**9339 BEAUMONT ST**	**01/20/2016**	$271,900	$271,900	1,478	7/4/2	1962	7,183 SF	
.02Mi.	**1551 MODOC AVE**	**09/28/2021**	$386,800	$386,800	1,971	8/4/2	1973	7,819 SF	Yes
.02Mi.	**1554 TAYLORS LN**	**10/10/2014**	$364,000	$364,000	1,971	8/4/3	1973	7,658 SF	
.02Mi.	**1548 TAYLORS LN**	**07/31/1984**	$392,500	$392,500	1,971	8/4/2	1973	8,664 SF	Yes
.03Mi.	**9336 BEAUMONT ST**	**02/21/2017**	$261,300	$261,300	1,624	7/3/1	1962	6,125 SF	
.03Mi.	**9338 BEAUMONT ST**	**02/24/2016**	$284,700	$284,700	1,489	7/4/1	1962	6,408 SF	Yes
.03Mi.	**9334 BEAUMONT ST**	**04/17/2025**	$326,300	$326,300	1,478	7/4/2	1962	6,421 SF	
.03Mi.	**9333 BEAUMONT ST**	**08/07/2012**	$473,100	$473,100	3,648	10/4/3	1953	15,459 SF	
.03Mi.	**1549 MODOC AVE**	**09/23/2009**	$349,700	$349,700	1,942	9/5/3	1973	7,871 SF	
.04Mi.	**9332 BEAUMONT ST**	**06/15/2009**	$306,100	$306,100	1,700	8/4/2	1963	6,756 SF	
.04Mi.	**9501 BEAUMONT ST**	**10/04/2022**	$344,800	$344,800	1,281	7/3/3	1962	7,924 SF	Yes
.04Mi.	**1542 TAYLORS LN**	**01/16/2018**	$309,500	$309,500	1,490	6/3/2	1973	10,219 SF	
.04Mi.	**1535 TAYLORS LN**	**02/26/2014**	$472,200	$472,200	3,738	10/7/4	1975	6,612 SF	
.04Mi.	**1605 MODOC AVE**	**12/11/2003**	$285,400	$285,400	1,478	7/4/2	1962	7,627 SF	Yes

Rent vs. Own

Households Occupied by Renters:	44%	Households Occupied by Owners:	46%

Demographics & Income

Median Age:	36.2 years old	Households:	12,007
Median Household Income:	$61,711	Households w/Family:	52%
Household Income Per Capita:	$34,899	Households w/Family Married:	30%
Most Common Education Level:	High School Graduate	Households w/Family Children:	24%

School District

School District Zone:	Norfolk City Public Schools	Students:	26,807
Number of Schools:	49	Rating:	D-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.26Mi.	**Bay View Elementary School** Number of Students: 500 Student-Teacher Ratio: 14.29	D	Public	PK - 5
2.09Mi.	**Azalea Gardens Middle School** Number of Students: 792 Student-Teacher Ratio: 15.23	D	Public	6 - 8
2.55Mi.	**Norview High School** Number of Students: 1,585 Student-Teacher Ratio: 13.21 Advanced Placement: Yes	D+	Public	9 - 12

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Flood Report

The Subject Property of **9337 BEAUMONT ST, NORFOLK, VA 23503-3109** 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	127%	HIGHER
BURGLARY	120%	HIGHER
MOTOR VEHICLE THEFT	111%	HIGHER
FORCIBLE ROBBERY	99%	SIMILAR
AGGRAVATED ASSAULT	111%	HIGHER
FORCIBLE RAPE	58%	NOTABLY LOWER
MURDER	105%	SIMILAR
OVERALL	106%	SIMILAR

Disaster Alerts

1/22/2026 - Severe Winter Storm

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