

Property Report for

14007 Fitzwater Dr

Nokesville, VA 20181

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Executive Summary

"Go/No-Go" Signals

Material risks and regulatory conditions warrant immediate attention prior to the deployment of capital. The primary signal concerns municipal zoning and land-use entitlements. The subject parcel comprises 2.49 acres situated in the Prince William County A-1 (Agricultural) zoning district, which currently mandates a 10-acre minimum for the creation of new lots ^[1]. This constitutes a *Verified* undersizing of the asset.

The property's legal non-conforming (grandfathered) status remains *Unknown* until lawful establishment prior to current ordinance amendments is sourced directly from the county's Zoning Administrator. Consequently, the right to expand the building footprint, construct additional accessory structures, or rebuild the primary residence in the event of catastrophic destruction is *Conditional* upon securing formal Non-Conforming Use (NCU) verification ^[2].

A secondary signal involves potential unpermitted work exposure. The property has recently undergone extensive interior and exterior renovations, including a new roof, HVAC system, windows, siding, gutters, rear deck, and comprehensive kitchen and bathroom overhauls ^[3, 4]. The verification of finalized building, electrical, mechanical, and plumbing permits is *Unknown*. The presence of unpermitted work is a *Possible risk* that warrants direct investigation through the Prince William County Development Services ePortal, as unauthorized alterations can lead to municipal code violations, forced retrofitting, or the denial of hazard insurance claims ^[5, 6].

From an environmental standpoint, it is *Verified* that the property is not located on or adjacent to an active federal Superfund site ^[7, 8]. Flood zone inclusion is *Unknown* without a parcel-level Federal Emergency Management Agency (FEMA) overlay check; however, neighboring properties in this rural corridor generally sit in Zone X, indicating a minimal fluvial flood hazard ^[9].

Valuation Summary

The valuation landscape for Nokesville is complex, heavily influenced by extreme variances in acreage, equestrian infrastructure, and subdivision density. Automated Valuation Models (AVMs) and aggregator metrics report wildly disparate median sale prices for the area, ranging erratically from \$627,300 to \$885,000 [10, 11, 12]. The subject asset is currently marketed at a *Reported* list price of \$799,900, which translates to a high \$338 per square foot, and appears to have been recently withdrawn or is pending expiration as of October 2026 [4, 13].

Based on a rigorous Comparative Market Analysis (CMA) adjusting for lot size, outbuildings, and effective age, the *Inferred* market value of the subject property is situated between \$740,000 and \$810,000. The asset's lack of a Homeowners Association (HOA), recent comprehensive renovations, and the presence of a 1,220-square-foot secondary barn support a pricing premium over smaller-lot subdivisions, but its 2.49-acre size suppresses its valuation ceiling relative to true 10-acre equestrian estates in the immediate vicinity.

Estimated Equity Calculation

Calculating the net equity of the property requires a firm understanding of the outstanding encumbrances against the fair market value. The current owners acquired the property in 2003, suggesting a lengthy amortization period that typically results in substantial equity [4].

- *Scenario Prerequisite:* Assuming a remaining mortgage and lien balance of \$0—given the 23-year acquisition vintage and a lack of recently recorded refinancing data—and utilizing an *Inferred* median market value of \$775,000.
- *Calculation:* \$775,000 (Market Value) - \$0 (Assumed Encumbrances) = \$775,000 (Estimated Gross Equity).
- *Conclusion:* The actual equity position remains *Unknown* without a formal payoff statement from the current loan servicer and a definitive title sweep for unrecorded municipal liens.

Asset Profile

Legal Description & GIS Map

The subject property is located at 14007 Fitzwater Dr, Nokesville, VA 20181-1922 ^[4]. It is situated within Prince William County, specifically under the jurisdiction of the Brentsville Magisterial District. The property is formally tracked by the local assessor via the primary Assessor's Parcel Number (APN) or Geographic Parcel Identification Number (GPIN) 7394-73-6213 ^[4]. Historical tax records may reference alternative account numbers, specifically 053853 and 53853, the latter of which was changed in 2002 prior to the current owner's acquisition ^[4].

The *Verified* legal description of the asset is recorded as "82-1-76 FITZWATER DR - WEST Block 73" ^[4]. The parcel encompasses a lot area of 108,726 square feet, equivalent to 2.49 acres ^[4, 13]. It is recommended that the buyer utilize Geographic Information Systems (GIS) verification against the Prince William County parcel map to visually confirm boundary lines and adjoiners.

The county utilizes a robust GIS mapper that integrates Real Estate Assessments data with spatial coordinates, providing tools to identify potential encroachments ^[14, 15]. However, GIS mapping can only show apparent boundary or geometry issues; it cannot legally identify adverse possession or unrecorded easements, which require a formal ALTA/NSPS land title survey.

Building Characteristics

Feature Attribute	Data Source: Tax Assessor	Data Source: MLS/Marketing	Risk Implication of Variance
Gross Living Area (GLA)	2,364 sqft	2,364 sqft	None. <i>Verified</i> alignment between records.
Gross Building Area	3,118 sqft (1st Floor: 2,508)	Not specified	<i>Unknown</i> source of footprint discrepancy.
Bedroom Count	4 Bedrooms	4 Bedrooms	None. <i>Verified</i> alignment between records.
Bathroom Count	3 Full Baths	2 Full, 1 Half Bath	<i>Contradicted</i> . Potential unpermitted plumbing alteration or assessor error.
Year Built	1974	1974	None. <i>Verified</i> alignment. Suggests chronological age of 52 years.
Lot Size	2.49 acres	2.50 acres (Estimated)	Minimal. The 0.01-acre variance is standard marketing rounding.
Architectural Style	Rambler / Ranch	Ranch	None. <i>Verified</i> single-story living.
Exterior Material	Aluminum / Vinyl	Aluminum Siding	None. <i>Verified</i> alignment.
Parking / Garage	3 Spaces (754 sqft area)	2-Car Attached Garage	<i>Reported</i> minor variance in capacity representation.
Foundation	Crawl Space	Crawl Space	None. <i>Verified</i> alignment. Mitigates basement flooding risk.

The synthesis of data conflicts reveals that the primary structural characteristics generally align across municipal and marketing sources, effectively mitigating the risk of a "hidden addition" or severely inaccurate GLA reporting [4, 13]. The most notable variance lies in the bathroom count. The Prince William County tax assessor records three full bathrooms, whereas current property marketing specifies two full bathrooms and one half-bathroom [4, 13].

This is *Reported* context; whether an original bathtub or shower stall was removed during the recent renovations, or whether the assessor erroneously coded the fixtures during a historical appraisal, is *Unknown*. This discrepancy warrants physical verification during the inspection period, as modifications to plumbing systems require county permits.

Zoning Verification & Permitted Uses

The subject property is governed by the Prince William County Zoning Ordinance, Chapter 32 ^[15]. The parcel is explicitly designated within the A-1 (Agricultural) zoning district ^[13, 16].

The A-1 Agricultural Zoning District is intended to implement the agricultural or estate classification of the county's Comprehensive Plan. It is designed to encourage the conservation and proper use of large tracts of real property, prevent erosion, protect natural resources, and ensure adequate water supplies while reducing the demand for costly public facilities in rural areas ^[1]. Under Section 32-301.02 of the ordinance, the *Verified* permitted by-right uses for the A-1 district include one detached single-family dwelling per lot, agricultural operations, the keeping of livestock (with specific exemptions for horses on lots ten acres or larger), and accessory structures such as barns, sheds, and stables ^[1].

A critical regulatory threshold exists regarding the physical dimensions of the parcel. Section 32-301.05 establishes that the minimum lot size for new lots in the A-1 district shall be ten acres ^[1]. Because the subject lot is explicitly sourced at 2.49 acres, it is a *Verified* undersized parcel relative to current developmental standards.

Therefore, the property is *Inferred* to be a legal, non-conforming lot, often colloquially referred to as "grandfathered." A nonconforming lot is defined by the county as any lot that was lawful on the date of the enactment of the zoning ordinance but has been continued in existence although rendered unlawful by subsequent amendments regarding lot area or frontage ^[2]. However, the formal legal non-conforming status of this specific parcel is *Unknown* without a "Verification of Nonconforming Use, Lot, and Structure" determination issued by the Prince William County Zoning Administration Division ^[2].

- *Scenario*: If the buyer wishes to construct additional accessory structures or expand the footprint of the existing dwelling, the ability to obtain zoning approval is *Conditional* upon possessing a valid, verified non-conforming lot status. Furthermore, expansion is constrained by A-1 lot coverage maximums (typically limiting total structure coverage to a percentage of the land) and strict health department setbacks. Specifically, the Virginia Department of Health (VDH) recommends a setback of at least 10 feet from the private well and septic drain field ^[17]. Any expansion that encroaches on these easements will be denied.

Open Permit & Code Violation Search

The property has been heavily renovated to achieve its current market positioning. Marketing descriptions highlight a comprehensive modernization program, asserting that the renovation "goes well beyond cosmetic finishes, with improvements that include the roof, HVAC, windows, water heater, siding and gutters, along with updates to the kitchen, bathrooms, flooring, lighting, fixtures and interior finishes," as well as the addition of a new rear deck [4, 18].

The permit history and compliance status for these extensive alterations are *Unknown*. Prince William County mandates that the Department of Development Services enforce the Virginia Uniform Statewide Building Code (VUSBC) [5, 6]. Permits are always required for structural changes, including decks where the floor is above ground level, and major mechanical, electrical, and plumbing overhauls [6]. A query of the Prince William County ePortal (EnerGov system)—the county's enterprise application for permitting, plan review, and inspections—must be executed to verify if these improvements were permitted, inspected, and issued a finalized certificate of occupancy or completion [5, 19].

Additionally, the property features an approximately 1,220-square-foot barn equipped with electric service [3, 4]. In Prince William County, farm buildings on A-1 lots may be exempt from VUSBC compliance *Conditional* upon the principal use of the property and the building being strictly and solely for agricultural purposes as defined in Part 100 of the Zoning Ordinance [20]. Because the principal use of this lot is residential, the barn is likely classified as a residential accessory structure requiring standard building permits and zoning approval for setbacks [20]. Whether the barn and its electrical system are fully permitted is *Unknown*.

A municipal lien and code enforcement search through the county's Development Services is recommended to uncover any open violations for maintenance or structural disrepair prior to closing.

Valuation & Investment Analysis

Market Trends & Context

The Nokesville housing market (ZIP code 20181) exhibits wide pricing bifurcations driven heavily by land area, equestrian infrastructure, and sub-neighborhood density. Aggregator metrics report median sale prices ranging erratically from \$627,300 to a high of \$885,000 [10, 11, 12]. This wide statistical median is *Contradicted* depending on the data vendor's inclusion of vacant land, small-lot suburban clusters, versus luxury 10-to-20-acre equestrian estates. Furthermore, due to the high standard deviation in Nokesville lot sizes, the median price per square foot—which hovers around \$285/sqft—provides a better, albeit imperfect, baseline for normalization [11, 12].

The subject property is currently marketed at a *Reported* list price of \$799,900 [4, 13]. At 2,364 square feet, this translates to \$338 per square foot, representing a substantial premium over the area median. The seller's pricing strategy relies on the property's turnkey interior condition, the lack of an HOA, and the presence of the 1,220-square-foot barn to command top-of-market pricing for a sub-3-acre parcel.

Comparables Grid (Subject vs. 3 Sold Comps)

The following closed sales determine the validity of the asking price, based on a strict hierarchy: same property type (Single-Family Detached), similar vintage, comparable Gross Living Area (GLA) brackets, and proximity within the Nokesville submarket.

Feature	Subject Property	Comp 1: 12607 Fitzwater Dr	Comp 2: 14100 Conifer Ct	Comp 3: 14671 Deepwood Ln
Sale Status	Active / Withdrawn	Closed (09/04/2026)	Closed (05/27/2026)	Closed (06/08/2026)
Sale Price	\$799,900 (List)	\$600,000	\$850,000	\$928,000
Price / SqFt	\$338	\$260	\$379	\$448
GLA (sqft)	2,364	2,304	2,240	2,072
Lot Size	2.49 Acres	1.04 Acres	5.28 Acres	10.0 Acres
Year Built	1974	1981	1986	2000
Bed / Bath	4 Bed / 2.5 Bath	4 Bed / 3 Bath	4 Bed / 2.5 Bath	3 Bed / 2 Bath
Condition	Extensively Renovated	Updated (Kitchen 2020)	Updated	Updated / Equestrian
Source	[3, 4]	[21, 22, 23]	[24, 25, 26]	[27, 28]

Adjustment Rationale & Synthesis: The grid demonstrates the severe elasticity of land pricing in the A-1 zoning district.

- **Comp 1 (12607 Fitzwater Dr):** Located on the exact same street corridor with near-identical GLA and a similar architectural vintage. It closed recently in September 2026 for \$600,000 [21, 23]. However, it features only 1.04 acres and lacks the subject's large accessory barn. The subject's superior acreage (+1.45 acres), superior outbuilding utility, and more recent comprehensive renovations warrant a significant upward adjustment. The *Inferred* adjusted value derived from this baseline sits between \$690,000 and \$725,000.
- **Comp 2 (14100 Conifer Ct):** Closed in May 2026 at \$850,000 [24]. This property features slightly less GLA but commands superior acreage (5.28 acres). In the rural Prince William County market, clearing the 5-acre threshold unlocks considerable premiums for privacy and hobby farming capability. A

downward adjustment must be applied to account for the subject's 2.79-acre deficit. The *Inferred* adjusted value derived from this comparable is between \$770,000 and \$800,000.

- **Comp 3 (14671 Deepwood Ln):** Closed in June 2026 at \$928,000 ^[27]. This property serves to define the absolute ceiling of the market bracket. It is a full 10-acre parcel (a lawful, conforming A-1 lot) heavily outfitted with commercial-grade equestrian infrastructure, including high-tensile electric fencing, an insulated barn with a wash stall, and livestock chutes ^[27, 29]. A massive downward adjustment is required to account for the subject's 7.5-acre land deficit and its lack of specialized equestrian outfittings. This is partially offset by an upward adjustment for the subject's larger GLA. The *Inferred* adjusted value from this ceiling comp is approximately \$780,000.

Valuation Conclusion: The empirical evidence dictates an *Inferred* fair market value firmly situated between **\$740,000 and \$810,000**. The \$799,900 list price is defensible but rests at the absolute upper threshold of the market for a 2.5-acre parcel. Achieving this price relies heavily on capturing a retail buyer willing to pay a premium for the turnkey cosmetic condition and the immediate utility of the large secondary barn, rather than valuing the underlying land area alone.

Investment Pro Forma & Rental Analysis

For capital allocators evaluating the asset for long-term hold and yield, the property must be modeled as an income-producing vehicle. *Prerequisite assumption:* An investor acquisition utilizing a 25% down payment, operating the property strictly as a single-family residential rental.

- **Market Rent Validation:** *Reported* rental rates for 3-to-4 bedroom single-family homes situated on acreage in the Nokesville market (20181 and adjacent 20110/20136) span from \$3,000 to \$3,900 per month ^[30, 31]. Specific comparable rental listings include 10117 Burwell Rd (4-bed, 3.5-bath) asking \$3,200/month, and 11107 Burwell Rd (3-bed, 3-bath) asking \$3,000/month ^[31]. Given the subject's recent renovations, outbuilding, and lack of HOA restrictions (which appeals to commercial vehicle owners or hobbyists), the subject is *Inferred* to command a premium rent of approximately \$3,400 per month.
- **Gross Rent Multiplier (GRM):** At an assumed \$775,000 purchase price and \$40,800 in annual gross income ($\$3,400 \times 12$), the resulting GRM is 18.99. A GRM approaching 19 indicates a market heavily skewed toward owner-occupancy and appreciation rather than aggressive rental cash flow.
- **Capitalization Rate:** *Scenario:* Let Net Operating Income (NOI) equal gross rent less 35% standard operating expenses to account for property taxes, hazard insurance, maintenance CapEx, and standard vacancy allowances. $\text{NOI} = \$40,800 \times (1 - 0.35) = \$26,520$ Cap Rate = $\$26,520 / \$775,000 = 3.42\%$

A 3.42% unlevered yield signifies that this asset is priced for primary end-users or institutional investors seeking long-term capital appreciation in the Washington D.C. exurbs, rather than yield-focused cash-flow investors.

Ownership & Title Intel

Current Owner Vesting

- **Grantee/Owners:** The property is vested in the names PAGE FELICIANA I and TERESITA S INOCENCIO [4].
- **Vesting Status:** The ownership structure is classified as Individual or Joint [4]. However, the exact tenancy structure—specifically whether the asset is held as "Joint Tenants with Rights of Survivorship" (JTWROS) or "Tenants in Common" (TIC)—is *Unknown* without examining the physical face of the recorded deed. In Virginia, the distinction dictates whether the property automatically passes to the surviving owner upon death or must be probated through the decedent's estate.
- **Occupancy:** The property is *Reported* as currently owner-occupied [4].

Forensic Chain of Title (24-Month Review)

A review of the transaction history reveals exceptional stability.

- **Last Transaction:** The property was acquired by the current vested owners on April 10, 2003, for a recorded price of \$285,000 (Assessor's Deed Document Number: 200304100064511) [4].
- **Transaction Velocity:** There have been zero *Reported* transfers, sales, or title changes in the past 24 months, nor over the past two decades. This 23-year continuous hold period entirely eliminates risk profiles associated with rapid property flipping, synthetic equity generation, or non-arm's length distress transfers designed to obscure latent defects.

Fraud Alerts & Identity Verification

While the chain of title is clean, modern real estate fraud frequently targets long-held, high-equity assets. The status of identity verification is *Unknown*. It is strictly recommended that the buyer's settlement agent conduct forensic signature matching—comparing the signatures on the upcoming conveyance deed against the historical 2003 deed—and perform rigorous notary verification upon closing to ensure the individual listing the property matches the vested owners on record.

Financial Encumbrances & Risk

In Prince William County, public records of voluntary and involuntary encumbrances are managed by the Clerk of Circuit Court via the Eagle Recorder Land Records Management System [32, 33, 34].

Voluntary Liens: Open Mortgage Schedule

- **Primary Mortgage:** *Unknown*. The 2003 acquisition likely involved the execution of a deed of trust, given the purchase price. However, the current principal balance, the identity of the loan servicer, and the priority position cannot be established without a formal title search and a subsequent payoff demand statement from the servicer.
- **Secondary Financing:** The existence of revolving credit facilities, such as a Home Equity Line of Credit (HELOC), is *Unknown*. A HELOC represents a unique threat as it acts as a continuing lien; distinguishing the maximum credit limit from the current drawn balance is impossible without a payoff statement.

Involuntary Liens (Judgments, Tax, Mechanic's)

- **Federal/State Tax Liens:** *Unknown*.
- **Judgment Liens:** *Unknown*. A sweep of the Prince William County Circuit Court case information database against the grantors' names is required to identify any civil judgments that may have attached to the real estate [34, 35].
- **Mechanic's Liens:** The property carries a *Possible risk* of mechanic's encumbrances. Given the extensive recent remodeling—which included roofing, HVAC, siding, and deck construction—contractors or material suppliers may still hold lien rights [3, 4]. In Virginia, the statutory window to file a mechanic's lien is generally 90 days from the last day of the month in which labor or materials were furnished. Prudent due diligence mandates that the buyer obtain unconditional lien waivers from the general contractor and all major subcontractors prior to settlement to extinguish this risk.

HOA & Municipal Lien Search

- **HOA Status:** It is *Verified* that the property is not subject to a Homeowners Association [3, 4]. This structural characteristic completely mitigates the risk of super-priority HOA assessment liens, restrictive covenants regarding commercial vehicle parking, and architectural review board overreach.
- **Municipal Liens:** The status of municipal debt is *Unknown*. In Prince William County, unpaid storm water management fees, solid waste management fees, and real estate taxes can attach to the property as priority municipal liens, superseding even first-position mortgages [36]. Furthermore, unpaid utility balances (water and sewer) can force a lien. The buyer must utilize a third-party municipal lien search firm to verify utility and tax balances directly with the county before settlement.

Tax Appeal & Assessment

Assessment Logic and History Table

Prince William County assesses all real property annually, aiming for 100% of fair market value. The Real Estate Assessments Office utilizes mass appraisal techniques, including the Sales Comparison Approach, to determine these values [36]. The total tax rate is expressed in dollars per one hundred dollars of assessed value and comprises a county-wide base rate, a Fire & Rescue levy, and a Mosquito & Forest Pest Management levy [36].

The table below traces the 5-year trajectory of the property's assessed value and resulting tax burden.

Tax Year	Assessed Value	Change YoY	Annual Tax Bill	Effective Tax Rate
2026	\$628,000	+7.0%	\$6,035	0.96%
2025	\$586,800	+9.0%	\$5,754	0.98%
2024	\$538,500	+7.5%	\$5,355	0.99%
2023	\$500,900	+5.0%	\$5,212	1.04%
2022	\$477,047	N/A	\$5,406	1.13%

Sources: [4, 16]**

Taxation Scenario & Uncapping Risk

Unlike jurisdictions governed by strict assessment caps (e.g., California's Prop 13 or Florida's Save Our Homes), Virginia law does not synthetically cap assessed value growth, nor does a sale mathematically trigger an automatic reassessment to the exact purchase price on the day of closing [36]. Instead, the sale price informs the subsequent year's mass appraisal models.

- *Scenario:* If the property is acquired at the \$799,900 list price, it is highly probable the assessor will adjust the 2027 assessment upward to reflect this new market reality. Assuming the 2026 effective tax rate of approximately 0.96% holds constant, the future tax bill is *Conditional* on this reassessment and would calculate to roughly \$7,679 annually ($\$799,900 / 100 \times 0.96$). This represents a material holding cost increase of ~\$1,644 over the current bill, which must be factored into the buyer's underwriting.

Uniformity Analysis

A core tenet of property taxation is uniformity—ensuring a parcel does not carry a disproportionate tax burden relative to its neighbors.

- **Subject Metric:** The subject (14007 Fitzwater) carries a 2026 assessed value of \$628,000 across 2,364 square feet, equating to \$265/sqft assessed ^[16].
- **County Metric:** The effective tax rate for the subject is 0.96%. Independent analytics indicate the median effective property tax rate in Prince William County is 0.99%, which is slightly lower than the national median of 1.02% ^[37].
- **Conclusion:** The subject's assessment is *Inferred* to be highly uniform and equitable, tracking closely with the county median. There is no evidence of assessment bias that would warrant an immediate appeal.

Appeal Readiness & Exemptions

- **Appeal Window:** If a buyer disputes an assessment on the basis of value or equity, the jurisdiction provides a formalized local mechanism. The annual deadline for filing an administrative appeal with the Prince William County Real Estate Assessments Office is typically June 1 of the tax year ^[36]. The burden of proof rests on the taxpayer to provide market information or demonstrate functional obsolescence.
- **Exemption Audit:** Prince William County offers tax relief programs, including exemptions for the Elderly and Disabled, Disabled Veterans, Surviving Spouses, and Solar installations ^[36, 38]. The current owner's utilization of these exemptions is *Unknown*. Crucially, exemptions do not automatically transfer with the deed. The buyer's eligibility is *Unknown* until the applicable rules and the new owner's demographic and financial qualifications are formally validated by the assessor.

Environmental & Location Context

Environmental & Climate Risk Models

- **Superfund & Brownfields:** The property is *Verified* clear of severe historical contamination. The federal Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) governs the cleanup of the most polluted sites in the country. A review of the EPA National Priorities List indicates there are no active or deleted Superfund sites in Nokesville (20181) [7, 8, 39]. The nearest historic sites are located in Loudoun County (Hidden Lane Landfill) and Culpeper County, placing the subject property well outside any potential groundwater contamination radius [7, 8].
- **Flood Risk:** The specific inclusion of this 2.49-acre parcel in a Special Flood Hazard Area (SFHA) is *Unknown* without a direct parcel-level FEMA map overlay check. However, real estate market data confirms that neighboring properties along the 14000 block of Fitzwater Dr are generally designated Zone X, indicating a minimal fluvial (riverine) flood hazard [9]. The buyer must independently verify this status via the Prince William County GIS Mapper to ensure flood insurance is not federally mandated [15].
- **Utilities (Well & Septic Risk):** It is *Reported* that the property operates on a private well and a private septic system, bypassing municipal utility connectivity. While this generates cost savings (no monthly water bill), it introduces distinct maintenance risks [40, 41].
 - *Possible risk:* The potability, flow rate, and mechanical integrity of the well pump are *Unknown*. Similarly, the condition of the septic tank and the percolation capacity of the drain field are *Unknown*. As previously noted, the Virginia Department of Health strictly enforces a 10-foot setback between a well and any drain field [17]. A comprehensive flow test, water quality panel, and a septic dye test are imperative before the expiration of the inspection contingency.

Neighborhood Social & Lifestyle Metrics

- **School District Metrics:** The property is *Verified* to fall under the jurisdiction of Prince William County Public Schools. It is specifically zoned for The Nokesville School (serving Elementary and Middle grades) and Brentsville District High School [13, 40, 42]. The Nokesville School is *Reported* to carry an A- rating on major school performance aggregators [42, 43]. Strong school performance acts as a protective floor for property values, supporting robust underlying family demographic demand for the submarket.
- **Walkability & Transit:** The location is *Reported* as strictly car-dependent. Situated in the A-1 agricultural zone within Prince William County's "Rural Crescent," there is no viable pedestrian access to commercial retail, grocery, or mass transit hubs [9, 22]. Commuting relies on automotive access via Routes 28 and 234 to interstates I-66 and I-95, or the Virginia Railway Express (VRE) station in Manassas [9, 44].
- **Lifestyle & Traffic:** The property sits directly on Fitzwater Drive. Local market context reveals that Fitzwater Drive serves as the route for the annual Nokesville Day Parade, an event heavily promoted as a community amenity [22, 23]. While culturally significant, this routing designates Fitzwater Drive as a primary local arterial. Consequently, the property likely experiences heavier daily traffic volumes and higher road noise than homes located on secondary, non-through streets or cul-de-sacs in the immediate area.

Report Summary

Synthesis and Material Risks

The asset at 14007 Fitzwater Dr represents a highly updated, move-in-ready residential property situated on a 2.49-acre agricultural (A-1) lot. Its primary value drivers are its turnkey interior cosmetic condition and the robust utility offered by the 1,220-square-foot barn. The absence of an HOA, a pristine 23-year chain of title, and an equitable tax assessment provide significant structural security for the buyer.

Two primary, interconnected risks must be resolved prior to closing:

1. The Unpermitted Work Chain:

- *Prerequisite:* Did the 2020–2026 renovations (involving roof replacement, HVAC overhauls, plumbing modifications, and structural deck construction) pull appropriate Prince William County building permits?
- *Status:* *Unknown.*
- *Implication:* If municipal permits were bypassed, the buyer inherits a *Possible risk* of code violations, forced structural retrofitting, and the severe financial exposure of hazard insurance denial in the event of a catastrophic system failure (e.g., electrical fire).

2. The Zoning & Rebuild Chain:

- *Prerequisite:* Because the lot is 2.49 acres located within an A-1 zone that legally requires 10 acres for new development, does the county formally recognize the parcel as a lawful, non-conforming lot?
- *Status:* *Unknown.*
- *Implication:* If lawful non-conforming status is not explicitly established via a recertification application, the right to rebuild the home after a disaster, or to expand the footprint for future additions, is heavily restricted or could be denied outright by the Zoning Ordinance [2].

Conclusions

The *Reported* \$799,900 list price sits at the absolute upper ceiling of fair market value for a 2.5-acre parcel in this zip code. The pricing model heavily discounts the property's acreage deficit compared to true 5-to-10-acre A-1 parcels that routinely clear the \$850,000 to \$900,000 mark. An *Inferred* market value of \$740,000 to \$810,000 accurately frames the asset's worth. The property represents a solid acquisition for an end-user prioritizing interior condition and outbuilding utility over sheer land mass, provided the well, septic, and permitting histories are formally verified during the inspection contingency window.

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