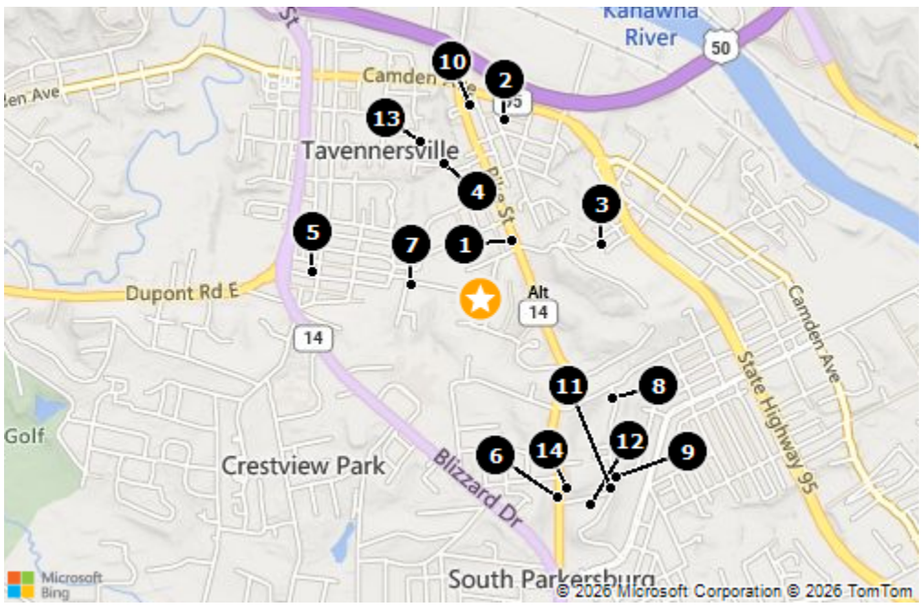
# ICE SiteX Report

**OrderID: 98388126**

## SiteX Property Information Report




## Subject Property Location

### 1104 MERRICK ST, PARKERSBURG, WV 26101-6206

| | | | |
|---|---|---|---|
| County: | **WOOD WV** | Census Tract: | 541070009.011057 |
| Property Use: | Single Family Residential | Zoning: | |
| Parcel Number: | 54-05- 106-0048.0000 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$173,000** | FSD: | 20 | Common Confidence Score: | 42 |
| Value Range: | $138,400 - $207,600 | ICE Confidence Score: | 80 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2025 | Market Value Year: | 2025 | Tax Rate Code Area: | |
| Assd Land Value: | $8,700 | Market Land Value: | $14,500 | Tax Year: | 2025 |
| Assd Improvement: | $80,640 | Market Improvment Value: | $134,400 | Total Taxable Value: | $1,395 |
| Total Assessed Value: | $89,340 | Total Assessor Market Value: | $148,900 | Delinquent Year: | |
| | | | | Tax Account ID: | |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | |

## Assessment Legal Description

District: 05

| | |
|---|---|
| Abbreviated Description: | 47 & 48 FRANKLIN HGTS ADN (128X110) INCL 47 A1/195 |
| City/Muni/Twp: | PARKERSBURG CORPORAT |

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 7,057 SF | Bedrooms: | 3 | Pool: | |
| Building Area: | 1582 SF | Baths: | 1 | Fireplace: | 1 |
| Year Built: | 1960 | Partial Baths: | | Type Const: | Brick |
| Number of Buildings: | | Number of Rooms: | 5 | Ext Walls: | Brick |
| Number of Units: | 1 | Garage Type: | | Heating: | Central |
| Number of Stories: | 1+B | Number of Cars: | | A/C: | Central |
| Style: | Ranch | Basement: | Finished | Roof Cover: | |
| | | Foundation: | | Elevator: | |

## Subject Property Deed/Transfer History
## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 06/03/2025 | Loan Amount: | N/A |
| Document #: | 88356719 BK-PG 2371-594 | Loan Type: | FHA |
| TD Due Date: | 07/01/2052 | Type Finance: | |

**Legal Description:**
Lot: 54&55 Subdivision: FRANKLIN HEIGHTS

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 08/08/2023 | Loan Amount: | N/A |
| Document #: | 88314473 BK-PG 2295-723 | Loan Type: | FHA |
| TD Due Date: | 07/01/2053 | Type Finance: | |

**Legal Description:**
Lot: 54&55 Subdivision: FRANKLIN HEIGHGTS
City/Muni/Twp: PARKSBURG

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 11/09/2021 | Loan Amount: | N/A |
| Document #: | 88270404 BK-PG 2210-699 | Loan Type: | FHA |
| TD Due Date: | 09/01/2046 | Type Finance: | |

**Legal Description:**
Lot: 47&48 Subdivision: PLAN OF FRANKLIN HEIGHTS
City/Muni/Twp: PARKERSBURG

# ICE SiteX Report

**OrderID: 98388126**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 08/10/2016 | Sales Price: | $105,500 |
| Document #: | 8715119 BK-PG 1250 -0793 | Type of Sale: | Full Amount on Deed |
| Contract Date: | 08/05/2016 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 47&48 Subdivision: PLAN OF FRANKLIN HEIGHTS Map Ref: MB 11 PG 12

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 09/15/2011 | Sales Price: | $91,000 |
| Document #: | 701280 BK-PG 1173 -310 | Type of Sale: | Full Amount on Deed |
| Contract Date: | 09/15/2011 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 48 Subdivision: FRANKLIN HEIGHTS Map Ref: MB11 PG12
City/Muni/Twp: PARKERSBURG

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | | Sales Price: | N/A |
| Document #: | BK-PG 1250 -793 | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |

**Legal Description:**
District: 05
Abbreviated Description: 47 & 48 FRANKLIN HGTS ADN (128X110) INCL 47 A1/195
City/Muni/Twp: PARKERSBURG CORPORAT

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $1,009,900 | Median # of Bedrooms | 2 |
| Median Lot Size | 7,601 SF | Median # of Baths | 1 |
| Median Living Area | 1,092 SF | Median Year Built | 1940 |
| Price Range - 2 Yrs | $5,000 to $150,000 | Age Range | 69 years to 111 years |
| Median Value | $64,500 | Median Age | 86 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .16Mi. | **1008 PIKE ST**<br>**PARKERSBURG, WV 26101-6268** | 05/13/2026 | $31,000 | $25 | 1200 | 6/2/1 | 1920 | 7,623 SF | |
| | | APN: 54-05- 15-0085.0000 Document #: 88379178<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 30 Subdivision: MRS JEANNETTE TAVENNERS ADDITION MapRef: MB 61 PG 133 Abbreviated Description: Lot:30 Subdivision:MRS JEANNETTE TAVENNERS ADDITION Map Ref:MB 61 PG 133City/Muni/Twp:PARKERSBURG City/Muni/Twp: PARKERSBURG | | | | | | | | |
| 2 | .46Mi. | **509 HAWTHORNE ST**<br>**PARKERSBURG, WV 26101-5749** | 05/06/2026 | $120,000 | $85 | 1411 | 7/3/2 | 1929 | 7,579 SF | |
| | | APN: 54-05- 10-0106.0000 Document #: 88378824<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 133&134 Subdivision: EDGEWATER ADDITION NO 1 MapRef: MB 2 PG 40 Abbreviated Description: Lot:133&134 Subdivision:EDGEWATER ADDITION NO 1 Map Ref:MB 2 PG 40Abbreviated Description:PORTION LOTS133&134 City/Muni/Twp:PARKERSBURG City/Muni/Twp: PARKERSBURG | | | | | | | | |
| 3 | .34Mi. | **803 LOCUST ST**<br>**PARKERSBURG, WV 26101-6238** | 04/23/2026 | $90,000 | $95 | 940 | 5/3/1 | 1940 | 5,619 SF | |
| | | APN: 54-05- 16-0008.0000 Document #: 88377879<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 10 MapRef: MB 5 PG 60 Abbreviated Description: Lot:10 Map Ref:MB 5 PG 60City/Muni/Twp:PARKERSBURG City/Muni/Twp: PARKERSBURG | | | | | | | | |
| 4 | .35Mi. | **2512 7TH AVE**<br>**PARKERSBURG, WV 26101-5826** | 03/27/2026 | $8,000 | $6 | 1210 | 6/2/1 | 1953 | 11,282 SF | |
| | | APN: 54-05- 9-000S.0000 Document #: 88375732<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: City/Muni/Twp:PARKERSBURG City/Muni/Twp: PARKERSBURG | | | | | | | | |
| 5 | .43Mi. | **1012 NEAL ST**<br>**PARKERSBURG, WV 26101-6169** | 02/24/2026 | $18,500 | | | // | | 7,492 SF | |
| | | APN: 54-05- 14-0162.0000 Document #: 88373247<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: City/Muni/Twp:PARKERSBURG City/Muni/Twp: PARKERSBURG | | | | | | | | |
| 6 | .52Mi. | **1708 PIKE ST**<br>**PARKERSBURG, WV 26101-6408** | 02/06/2026 | $5,000 | $4 | 1176 | 7/3/1 | 1957 | 10,977 SF | |
| | | APN: 54-05- 111-0141.0000 Document #: 88372131<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Subdivision: E E LAKES S D MapRef: MB 1364 PG 233 Abbreviated Description: Subdivision:E E LAKES S D Map Ref:MB 1364 PG 233 | | | | | | | | |
| 7 | .17Mi. | **2500 11TH AVE**<br>**PARKERSBURG, WV 26101-6202** | 01/05/2026 | $30,000 | $21 | 1392 | 6/3/1 | 1920 | 10,498 SF | |
| | | APN: 54-05- 104-0025.0000 Document #: 88369791<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: | | | | | | | | |
| 8 | .41Mi. | **1301 MYRTLE ST**<br>**PARKERSBURG, WV 26101-6765** | 11/21/2025 | $19,000 | $25 | 744 | 4/2/1 | 1935 | 11,151 SF | |
| | | APN: 54-05- 107-0055.0000 Document #: 88367935<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: | | | | | | | | |
| 9 | .57Mi. | **1405 RIDGEWAY AVE**<br>**PARKERSBURG, WV 26101-6747** | 10/30/2025 | $45,000 | $44 | 1008 | 3/3/1 | 1950 | 13,809 SF | |
| | | APN: 54-05- 111-0073.0000 Document #: 88366334<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: City/Muni/Twp:PARKERSBURG City/Muni/Twp: PARKERSBURG | | | | | | | | |

# ICE SiteX Report

**OrderID: 98388126**

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 10 | .49Mi. | **2703 POLK ST**<br>**PARKERSBURG, WV 26101-5715** | 10/28/2025 | $84,000 | $145 | 576 | 4/2/1 | 1940 | 1,742 SF |

APN: 54-05- 10-047B.0000 Document #: 88366203
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: C Subdivision: LEEDS PLAT MapRef: MB 7 PG 36 Abbreviated Description: Lot:C Subdivision:LEEDS PLAT Map Ref:MB 7 PG 36City/Muni/Twp:PARKERSBURG City/Muni/Twp: PARKERSBURG

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 11 | .57Mi. | **1412 RIDGEWAY AVE**<br>**PARKERSBURG, WV 26101-6748** | 10/27/2025 | $137,500 | $238 | 576 | 4/2/1 | 1949 | 7,492 SF |

APN: 54-05- 111-0024.0000 Document #: 88366153
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: MCCOYS SUBDIVISION MapRef: MB 3 PG 115 Abbreviated Description: Lot:2 Subdivision:MCCOYS SUBDIVISION Map Ref:MB 3 PG 115City/Muni/Twp:PARKERSBURG City/Muni/Twp: PARKERSBURG

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 12 | .58Mi. | **1509 WILBUR ST**<br>**PARKERSBURG, WV 26101-6753** | 09/26/2025 | $133,900 | $87 | 1536 | 5/3/1 | 1956 | 8,407 SF |

APN: 54-05- 111-0033.0000 Document #: 88364162
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: REALTY INVESTMENT SYNDICATE SUBDIVISION OF LOTS NO MapRef: MB 3 PG 127 Abbreviated Description: Lot:5 Subdivision:REALTY INVESTMENT SYNDICATE SUBDIVISION OF LOTS NO Map Ref:MB 3 PG 127City/Muni/Twp:PARKERSBURG City/Muni/Twp: PARKERSBURG

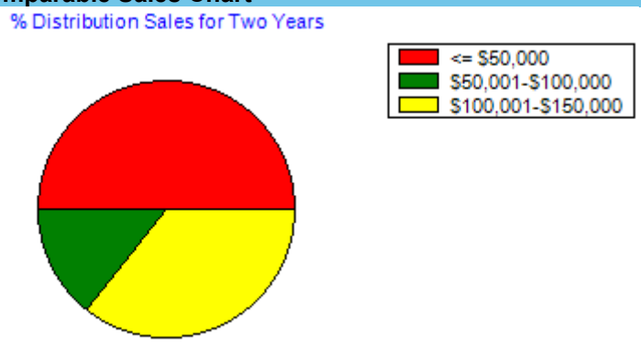
| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 13 | .42Mi. | **2501 7TH AVE**<br>**PARKERSBURG, WV 26101-5825** | 09/25/2025 | $150,000 | $155 | 964 | 7/2/1 | 1915 | 7,057 SF |

APN: 54-05- 9-0149.0000 Document #: 88364046
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 9&10 Subdivision: RAY TAVENNER SUBDIVISION MapRef: MB 3 PG 72 Abbreviated Description: Lot:9&10 Subdivision:RAY TAVENNER SUBDIVISION Map Ref:MB 3 PG 72City/Muni/Twp:PARKERSBURG City/Muni/Twp: PARKERSBURG

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 14 | .52Mi. | **1621 PIKE ST**<br>**PARKERSBURG, WV 26101-6405** | 06/30/2025 | $138,000 | $90 | 1520 | 6/2/1 | 1948 | 6,000 SF |

APN: 54-05- 111-0017.0000 Document #: 88358248
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 11&12 Subdivision: MCCOYS SUBDIVISION Abbreviated Description: Lot:11&12 Subdivision:MCCOYS SUBDIVISION City/Muni/Twp:PARKERSBURG City/Muni/Twp: PARKERSBURG

## 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. | **1104 MERRICK ST** | | $148,900 | $89,340 | 1,582 | 5/3/1 | 1960 | 7,057 SF | |
| .02Mi. | **1106 MERRICK ST** | | $131,800 | $79,080 | 1,944 | 6/3/2 | 1961 | 7,057 SF | |
| .03Mi. | **1095 MERRICK ST** | | $117,300 | $70,380 | 1,564 | 5/3/1 | 1979 | 14,898 SF | |
| .03Mi. | **1101 MERRICK ST** | **04/24/2024** | $117,500 | $70,500 | 1,008 | 6/3/1 | 1964 | 9,496 SF | |
| .03Mi. | **1103 MERRICK ST** | | $69,300 | $41,580 | 768 | 4/2/1 | 1960 | 10,280 SF | |
| .04Mi. | **1105 MERRICK ST** | | $159,600 | $95,760 | 2,040 | 7/3/1 | 1980 | 10,324 SF | |
| .04Mi. | **1100 MERRICK ST** | | $120,100 | $72,060 | 1,425 | 7/2/1 | 1952 | 8,407 SF | |
| .05Mi. | **1107 MERRICK ST** | | $125,900 | $75,540 | 1,655 | 7/3/1 | 1980 | 10,977 SF | |
| .05Mi. | **1112 MERRICK ST** | | $121,800 | $73,080 | 1,644 | 6/4/2 | 1979 | 11,631 SF | |
| .05Mi. | **2520 11TH AVE** | **12/01/2004** | $107,300 | $64,380 | 1,140 | 6/3/1 | 1962 | 9,714 SF | |
| .06Mi. | **1111 MERRICK ST** | | $77,300 | $46,380 | 1,212 | 11/3/2 | 1956 | 10,019 SF | |
| .06Mi. | **2521 11TH AVE** | | $87,900 | $52,740 | 1,404 | 5/3/1 | 1959 | 10,149 SF | |
| .07Mi. | **2602 11TH AVE** | | $52,000 | $31,200 | 1,100 | 7/3/1 | 1920 | 7,754 SF | |
| .07Mi. | **2519 11TH AVE** | | $133,100 | $79,860 | 1,512 | 5/3/1 | 1959 | 10,062 SF | |
| .08Mi. | **2604 11TH AVE** | | $46,500 | $27,900 | 936 | 5/2/1 | 1925 | 7,884 SF | |
| .1Mi. | **2603 11TH AVE** | | $138,000 | $82,800 | 1,900 | 7/3/2 | 2001 | 20,343 SF | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 28% | Households Occupied by Owners: | 60% |

# ICE SiteX Report

**OrderID: 98388126**

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 41.8 years old | Households: | 12,141 |
| Median Household Income: | $45,627 | Households w/Family: | 58% |
| Household Income Per Capita: | $27,521 | Households w/Family Married: | 34% |
| Most Common Education Level: | High School Graduate | Households w/Family Children: | 26% |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | Wood County School District | Students: | 11,098 |
| Number of Schools: | 27 | Rating: | A- |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 0.25Mi. | **Parkersburg South High School**<br>Number of Students: 1,373<br>Student-Teacher Ratio: 16.35<br>Advanced Placement: Yes | B- | Public | 9 - 12 |
| 0.52Mi. | **Franklin Elementary Center School**<br>Number of Students: 262<br>Student-Teacher Ratio: 8.73 | B- | Public | PK - 5 |
| 1.29Mi. | **Edison Middle School**<br>Number of Students: 551<br>Student-Teacher Ratio: 14.5 | A+ | Public | 6 - 8 |

## Flood Report

The Subject Property of **1104 MERRICK ST, PARKERSBURG, WV 26101-6206** 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** | 149% | NOTABLY HIGHER |
| **BURGLARY** | 131% | NOTABLY HIGHER |
| **MOTOR VEHICLE THEFT** | 151% | NOTABLY HIGHER |
| **FORCIBLE ROBBERY** | 114% | HIGHER |
| **AGGRAVATED ASSAULT** | 133% | NOTABLY HIGHER |
| **FORCIBLE RAPE** | 122% | HIGHER |
| **MURDER** | 133% | NOTABLY HIGHER |
| **OVERALL** | 134% | NOTABLY HIGHER |

## Disaster Alerts

1/23/2026 - Severe Winter Storm

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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