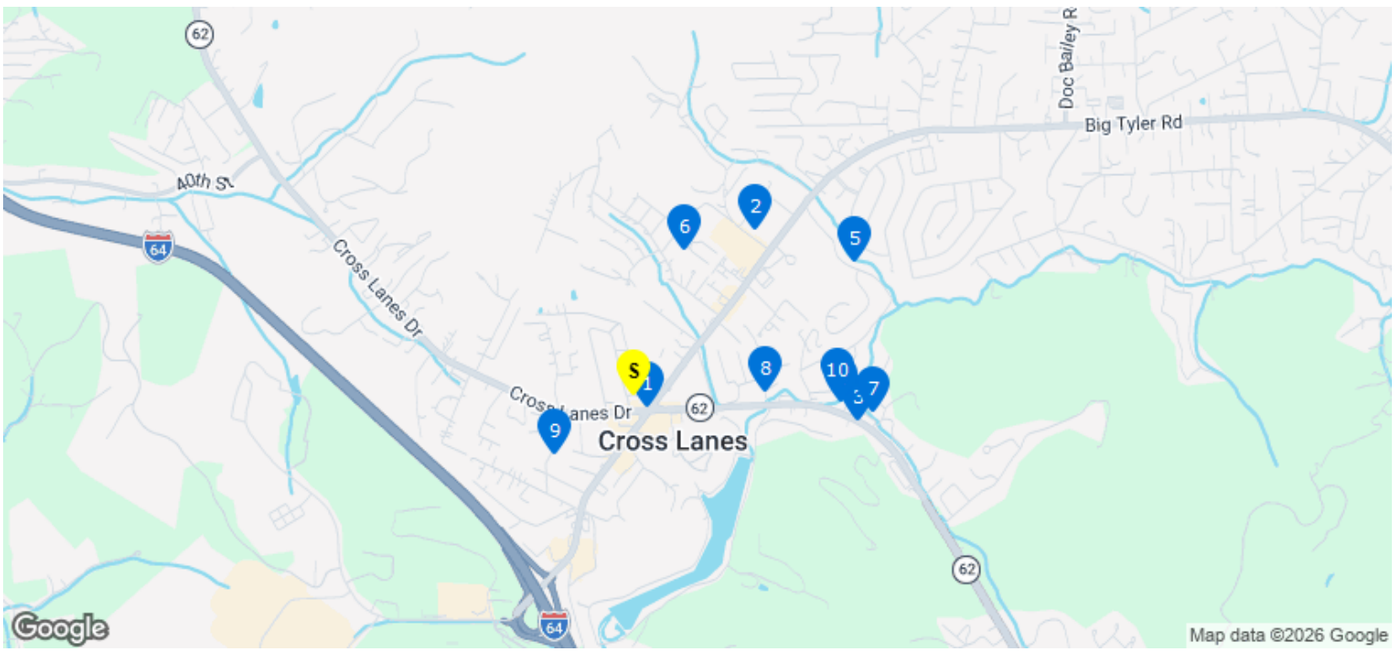
ICE SiteX Report

OrderID: 98779437

SiteX Property Information Report



Subject Property Location

113 CIRCLE DR, CROSS LANES, WV 25313-1310

County:	**KANAWHA WV**	Census Tract:	0107.01
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	20-25- 22C-0084.0000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$136,000**	FSD:	38	Common Confidence Score:	22
Value Range:	$84,320 - $187,680	ICE Confidence Score:	62		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$8,640	Market Land Value:	$14,400	Tax Year:	2025
Assd Improvement:	$34,020	Market Improvment Value:	$56,700	Total Taxable Value:	$537
Total Assessed Value:	$42,660	Total Assessor Market Value:	$71,100	Delinquent Year:	
				Tax Account ID:	07036272
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 14 District: 25

Abbreviated Description:	LT 14 SEC 2 SUBURBAN HAVEN CIRCLE DR 113
City/Muni/Twp:	UNION

Property Characteristics

Lot Size:	6,795 SF	Bedrooms:	3	Pool:	
Building Area:	1144 SF	Baths:	1	Fireplace:	
Year Built:	1952	Partial Baths:		Type Const:	Concrete Block
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Concrete Block
Number of Units:	1	Garage Type:		Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:	Conventional	Basement:		Roof Cover:	
		Foundation:	Crawl/Raised	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	10/14/2016	Loan Amount:	N/A
Document #:	4200637 BK-PG -	Loan Type:	Conventional
Contract Date:	09/30/2016		
TD Due Date:		Type Finance:	

Legal Description:
Section: 2 Subdivision: SUBURBAN HAVEN

Prior Transfer

Recording Date:	10/14/2016	Sales Price:	$91,000
Document #:	2951861 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	09/30/2016		
Document Type:	Deed		

Legal Description:
Section: 2 Subdivision: SUBURBAN HAVEN

Prior Transfer

Recording Date:	09/30/2016	Sales Price:	$91,000
Document #:	BK-PG 2951-0861	Type of Sale:	Per Assessor
Document Type:	Deed		

ICE SiteX Report

OrderID: 98779437

Legal Description:
District: 25
Abbreviated Description: LT 14 SEC 2 SUBURBAN HAVEN CIRCLE DR 113
City/Muni/Twp: UNION

Mortgage Record

Recording Date:	02/26/2010	Loan Amount:	N/A
Document #:	3707/150 BK-PG -	Loan Type:	Conventional
Contract Date:	02/26/2010		
TD Due Date:		Type Finance:	Fixed Rate

Legal Description:
Abbreviated Description: 2 - SUBURBAN HAVEN; LOT:14

Prior Transfer

Recording Date:	02/26/2010	Sales Price:	$92,200
Document #:	BK-PG 2762-210	Type of Sale:	Arms-Length Transfer
Contract Date:	02/26/2010		
Document Type:	Deed		

Legal Description:
Abbreviated Description: 2 - SUBURBAN HAVEN; LOT:14

Mortgage Record

Recording Date:	12/16/2005	Loan Amount:	N/A
Document #:	3312/83 BK-PG -	Loan Type:	Conventional
Contract Date:	12/14/2005		
TD Due Date:		Type Finance:	Fixed Rate

Legal Description:

Prior Transfer

Recording Date:	12/16/2005	Sales Price:	$85,000
Document #:	BK-PG 2650-5	Type of Sale:	Arms-Length Transfer
Contract Date:	12/14/2005		
Document Type:	Deed		

Legal Description:

Area Sales Analysis

Total Area Sales	$1,493,009	Median # of Bedrooms	3
Median Lot Size	8,734 SF	Median # of Baths	1
Median Living Area	1,224 SF	Median Year Built	1975
Price Range - 2 Yrs	$64,000 to $220,000	Age Range	45 years to 76 years
Median Value	$135,755	Median Age	51 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.16Mi.	**107 GOFF MOUNTAIN RD** **CROSS LANES, WV 25313-1430**	05/20/2026	$425,000			//		7,841 SF	
		APN: 20-25- 22F-0015.0001 Document #: 4175548 Document Type: Warranty Deed Price Code: A Land Use: Retail Stores (Personal Services, Photography, Travel) Legal:								
2	.16Mi.	**910 CROSS LANES DR** **CROSS LANES, WV 25313-1315**	05/14/2026	$177,500	$158	1120	5//	1950	17,598 SF	
		APN: 20-25- 22D-0005.0001 Document #: 4174716 Document Type: Warranty Deed Price Code: A Land Use: Religious, Church, Worship (Synagogue, Temple, Parsonage) Legal: Lot: 11 Subdivision: CROSS LANES ESTATES Abbreviated Description: Lot:11 Subdivision:CROSS LANES ESTATES								
3	.2Mi.	**114 CADLE DR** **CROSS LANES, WV 25313-1500**	06/25/2026	$133,000	$119	1120	4/2/1	1978	1,655 SF	
		APN: 20-25- 22F-0018.0003 Document #: 4181933 Document Type: Warranty Deed Price Code: A Land Use: Townhouse (Residential) Legal: Subdivision: CONGRESSIONAL VALLEY Abbreviated Description: Subdivision:CONGRESSIONAL VALLEY								
4	.21Mi.	**122 CADLE DR** **CROSS LANES, WV 25313-1500**	05/06/2026	$140,300	$125	1120	4/2/1	1978	1,786 SF	
		APN: 20-25- 22F-0018.0007 Document #: 4173367 Document Type: Warranty Deed Price Code: A Land Use: Townhouse (Residential) Legal: Lot: 7 Subdivision: CONGRESSIONAL VALLEY Abbreviated Description: Lot:7 Subdivision:CONGRESSIONAL VALLEY								
5	.26Mi.	**129 GOFF MOUNTAIN RD** **CROSS LANES, WV 25313-**	12/23/2025	$500,000			//		24,394 SF	
		APN: 20-25- 22F-0026.0000 Document #: 4151475 Document Type: Special Warranty Deed Price Code: Land Use: Convenience store (7-11) Legal:								
6	.3Mi.	**5438 LONGVIEW DR** **CROSS LANES, WV 25313-1515**	06/24/2025	$318,000	$131	2424	8/4/3	1963	11,064 SF	
		APN: 20-25- 22E-0038.0000 Document #: 33290092 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 20 Subdivision: 1 Abbreviated Description: Lot:20 Subdivision:1								
7	.31Mi.	**5446 LONGVIEW DR** **CHARLESTON, WV 25313-1515**	09/22/2025	$369,000	$182	2025	5/3/2	1962	12,153 SF	
		APN: 20-25- 22E-0041.0000 Document #: 4135379 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 23 Block: 1 Subdivision: F G BRICK SD Abbreviated Description: Lot:23 Block:1 Subdivision:F G BRICK SD								
8	.33Mi.	**5218 PIONEER DR** **CROSS LANES, WV 25313-1224**	02/18/2026	$173,000	$106	1632	6/4/2	1930	9,845 SF	
		APN: 20-25- 22B-0027.0001 Document #: 4158873 Document Type: Warranty Deed Price Code: A								

ICE SiteX Report

OrderID: 98779437

Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: J N AND MARY POZ ES Abbreviated Description: Lot:1 Subdivision:J N AND MARY POZ ES

9	.35Mi.	**115 ORCHARD DR** **NITRO, WV 25143-1173**	03/06/2026	$174,000	$93	1873	6/3/2	1972	10,803 SF

APN: 20-25- 21E-0028.0004 Document #: 4162567
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 41 Subdivision: J C HAMBRICK SD Abbreviated Description: Lot:41 Subdivision:J C HAMBRICK SD

10	.35Mi.	**119 ORCHARD DR** **NITRO, WV 25143-1173**	09/05/2025	$15,000			//		12,502 SF

APN: 20-25- 21E-0029.0000 Document #: 33400574
Document Type: Warranty Deed Price Code:
Land Use: Residential - Vacant Land
Legal: Lot: 39 Subdivision: J C HAMBRICK ADN Abbreviated Description: Lot:39 Subdivision:J C HAMBRICK ADN

11	.36Mi.	**137 BRICK LN** **CROSS LANES, WV 25313-1402**	09/17/2026	$207,000	$100	2072	8/4/2	1960	29,795 SF

APN: 20-25- 21G-0016.0000 Document #: 4196504
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 32 Abbreviated Description: Lot:32

12	.36Mi.	**5307 FRONT ROYAL DR** **CROSS LANES, WV 25313-1213**	09/17/2026	$320,549	$143	2240	8/4/2	1976	15,725 SF

APN: 20-25- 22B-0019.0039 Document #: 4196522
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 42-43 Subdivision: II BRIAR HILL EST Abbreviated Description: Lot:42-43 Subdivision:II BRIAR HILL EST

13	.36Mi.	**5448 WILLIAMS DR** **CROSS LANES, WV 25313-1529**	07/07/2025	$220,000	$140	1572	6/3/2	1957	12,197 SF

APN: 20-25- 22E-0053.0000 Document #: 33290909
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 6 Subdivision: 2 Abbreviated Description: Lot:6 Subdivision:2

14	.36Mi.	**144 LAKE SHORE DR** **CROSS LANES, WV 25313-3506**	06/16/2025	$62,500	$87	720	4/2/1	1951	24,263 SF

APN: 20-25- 22F-0075.0000 Document #: 33280739
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 143-144 Abbreviated Description: Lot:143-144

15	.39Mi.	**5399 PARTRIDGE DR** **CHARLESTON, WV 25313-1545**	09/15/2026	$325,000	$123	2636	7/4/2	2002	12,197 SF

APN: 20-25- 22E-0057.0000 Document #: 4195995
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 18 Subdivision: BUCY SD Abbreviated Description: Lot:18 Subdivision:BUCY SD

16	.4Mi.	**5 HAMBRICK RD** **NITRO, WV 25143-1172**	06/10/2025	$120,000	$97	1231	7/4/1	1951	18,557 SF

APN: 20-25- 21E-0020.0000 Document #: 33280446
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 7 Subdivision: J C HAMBRICK ADN Abbreviated Description: Lot:7 Subdivision:J C HAMBRICK ADN

17	.42Mi.	**712 CROSS LANES DR** **NITRO, WV 25143-**	09/29/2026	$450,000			//		19,602 SF

APN: 20-25- 21F-0057.0000 Document #: 4199063
Document Type: Warranty Deed Price Code:
Land Use: Warehouse (Industrial)
Legal:

18	.44Mi.	**1 FAIRLAND CT** **NITRO, WV 25143-1118**	12/01/2025	$150,000	$90	1664	5/3/1	1965	5,314 SF

APN: 20-25- 21F-0061.0000 Document #: 4147696
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 1A Abbreviated Description: Lot:1A

19	.45Mi.	**2 RALEIGH PL** **CROSS LANES, WV 25313-2604**	04/29/2026	$260,000	$108	2400	8/4/2	1991	17,032 SF

APN: 20-25- 22U-0046.0000 Document #: 4172065
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 46 Subdivision: BEVERLY HILLS SD Abbreviated Description: Lot:46 Subdivision:BEVERLY HILLS SD

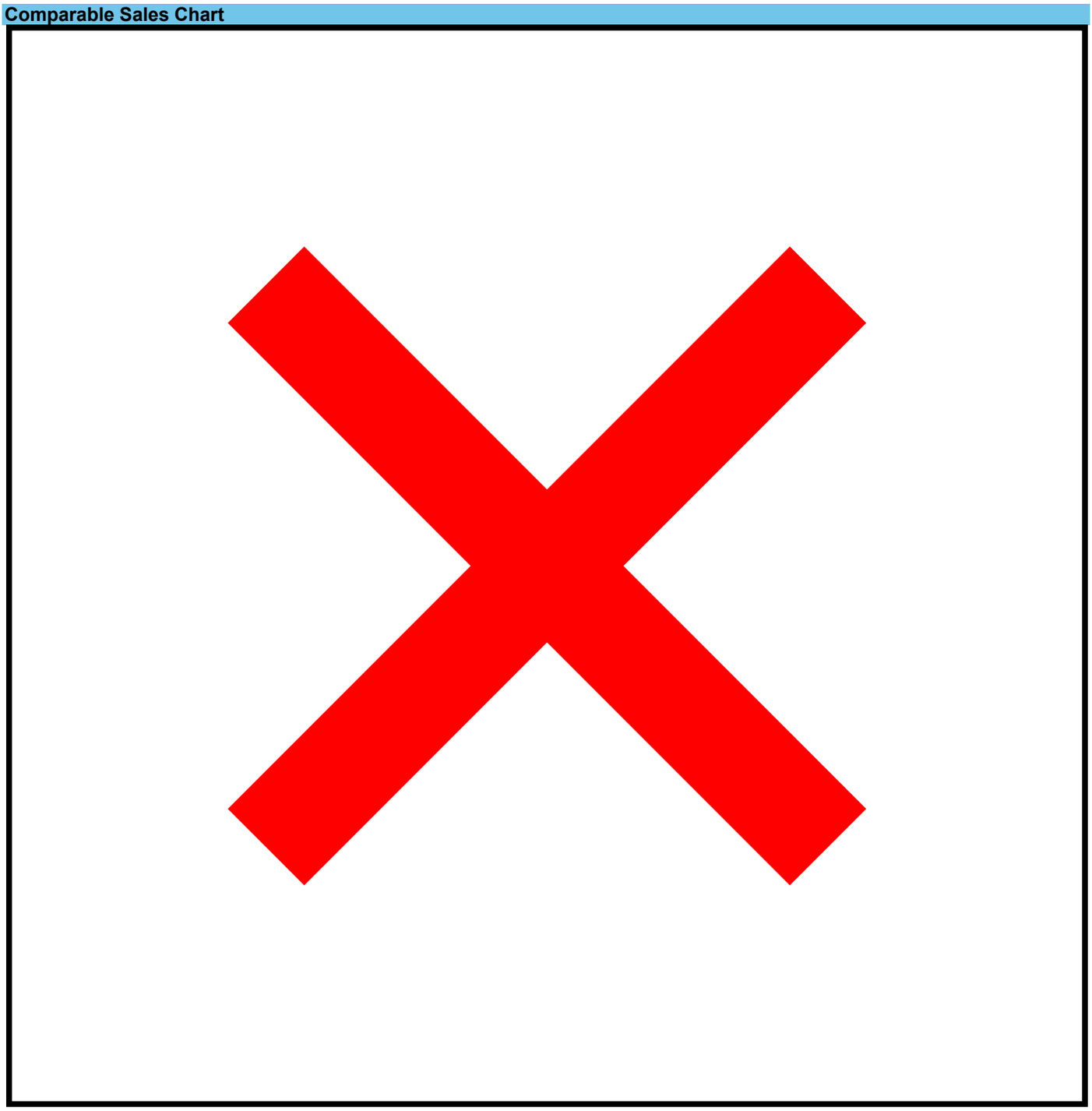
20	.46Mi.	**1 BRICK CIR** **CROSS LANES, WV 25313-3407**	08/28/2025	$127,000	$104	1220	5/2/1	2001	1,873 SF

APN: 20-25- 21G-0018.0005 Document #: 33390407
Document Type: Warranty Deed Price Code:
Land Use: Townhouse (Residential)
Legal: Lot: 1 Abbreviated Description: Lot:1

ICE SiteX Report

OrderID: 98779437

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: 98779437

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.	**113 CIRCLE DR**	**09/30/2016**	$71,100	$42,660	1,144	7/3/1	1952	6,795 SF	
.01Mi.	**115 CIRCLE DR**	**08/02/2010**	$73,100	$43,860	1,144	5/3/1	1953	6,882 SF	
.01Mi.	**111 CIRCLE DR**	**04/23/2014**	$114,100	$68,460	1,310	6/3/1	1952	13,591 SF	
.02Mi.	**117 CIRCLE DR**	**01/08/2024**	$103,900	$62,340	792	4/2/1	1950	7,013 SF	
.03Mi.	**167 CIRCLE DR**	**10/25/2010**	$69,600	$41,760	805	4/2/1	1953	7,623 SF	
.03Mi.	**109 CIRCLE DR**		$84,400	$50,640	1,199	4/2/1	1951	6,752 SF	
.03Mi.	**165 CIRCLE DR**		$66,900	$40,140	804	4/2/1	1940	7,449 SF	
.03Mi.	**119 CIRCLE DR**		$94,700	$56,820	1,344	5/2/1	1954	8,973 SF	
.03Mi.	**114 CIRCLE DR**	**03/05/2019**	$93,800	$56,280	852	8/3/1	1952	14,593 SF	
.03Mi.	**169 CIRCLE DR**		$150,100	$90,060	2,256	8/4/2	1940	15,812 SF	
.03Mi.	**116 CIRCLE DR**	**07/27/2023**	$78,000	$46,800	1,180	5/3/1	1972	7,405 SF	
.03Mi.	**163 CIRCLE DR**	**05/29/2009**	$68,900	$41,340	672	4/2/1	1940	10,934 SF	
.04Mi.	**112 CIRCLE DR**		$88,400	$53,040	1,394	5/3/2	1957	7,144 SF	
.04Mi.	**107 CIRCLE DR**		$78,300	$46,980	1,144	5/3/1	1951	6,665 SF	
.04Mi.	**120 CIRCLE DR**	**10/02/2023**	$87,700	$52,620	1,320	5/2/1	1930	10,062 SF	
.04Mi.	**110 CIRCLE DR**	**04/03/2020**	$96,000	$57,600	1,144	5/3/1	1951	7,057 SF	

Rent vs. Own

Households Occupied by Renters:	21%	Households Occupied by Owners:	69%

Demographics & Income

Median Age:	44.4 years old	Households:	5,118
Median Household Income:	$71,808	Households w/Family:	65%
Household Income Per Capita:	$38,203	Households w/Family Married:	55%
Most Common Education Level:	High School Graduate	Households w/Family Children:	22%

School District

School District Zone:	Kanawha County School District	Students:	23,085
Number of Schools:	63	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.86Mi.	**Nitro High School** Number of Students: 818 Student-Teacher Ratio: 20.45 Advanced Placement: Yes	B	Public	9 - 12
0.17Mi.	**Cross Lanes Elementary School** Number of Students: 294 Student-Teacher Ratio: 13.36	A	Public	PK - 5
0.58Mi.	**Andrew Jackson Middle School** Number of Students: 488 Student-Teacher Ratio: 15.74	B	Public	6 - 8

Flood Report

The Subject Property of **113 CIRCLE DR, CROSS LANES, WV 25313-1310** 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	108%	SIMILAR
BURGLARY	104%	SIMILAR
MOTOR VEHICLE THEFT	111%	HIGHER
FORCIBLE ROBBERY	93%	SIMILAR
AGGRAVATED ASSAULT	61%	NOTABLY LOWER
FORCIBLE RAPE	74%	NOTABLY LOWER
MURDER	96%	SIMILAR
OVERALL	80%	LOWER

Disaster Alerts

1/23/2026 - Severe Winter Storm 8/14/2026 - Severe Storms And Flooding

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: 98779437

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