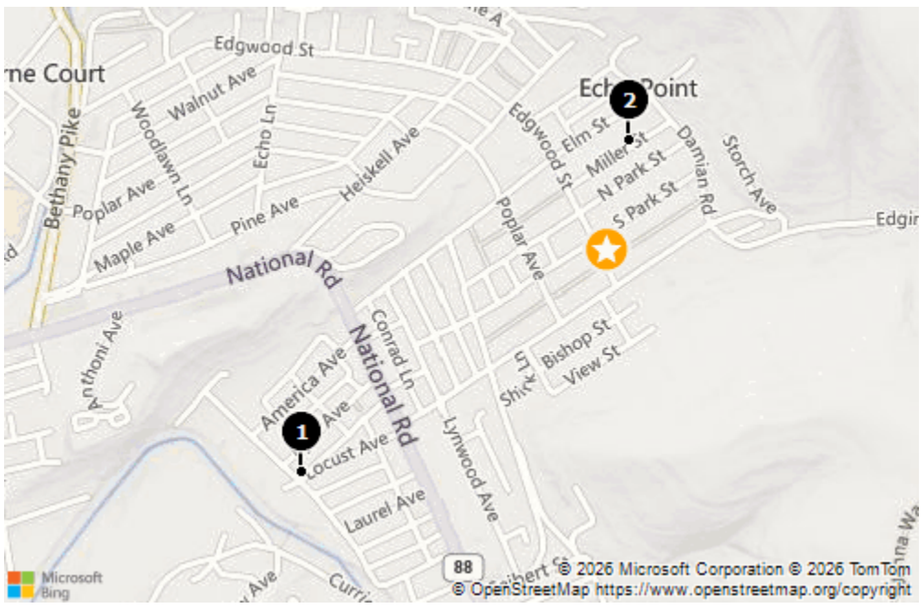
ICE SiteX Report

OrderID: 98697858

SiteX Property Information Report



Subject Property Location

135 S PARK ST, WHEELING, WV 26003-5924

County:	**OHIO WV**	Census Tract:	540690016.001003
Property Use:	Duplex (2 units, any combination)	Zoning:	
Parcel Number:	35-10- W40-0367.0000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$190,000**	FSD:	27	Common Confidence Score:	27
Value Range:	$138,700 - $241,300	ICE Confidence Score:	73		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$22,740	Market Land Value:	$37,900	Tax Year:	2025
Assd Improvement:	$67,260	Market Improvment Value:	$112,100	Total Taxable Value:	$1,342
Total Assessed Value:	$90,000	Total Assessor Market Value:	$150,000	Delinquent Year:	
				Tax Account ID:	06050505
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 10

Abbreviated Description:	MILLERS 20
City/Muni/Twp:	WHEELING

Property Characteristics

Lot Size:	5,619 SF	Bedrooms:	3	Pool:	
Building Area:	2144 SF	Baths:	2	Fireplace:	
Year Built:	1905	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Siding (alum/vinyl)
Number of Units:	2	Garage Type:		Heating:	Central
Number of Stories:	2+AB	Number of Cars:		A/C:	Central
Style:	Convention	Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	03/26/2025	Loan Amount:	N/A
Document #:	19791691 BK-PG 1700-519	Loan Type:	FHA
TD Due Date:	10/01/2050	Type Finance:	

Legal Description:
Lot: 20 Subdivision: MILLER ADDITION
City/Muni/Twp: EDGINGTON

Prior Transfer

Recording Date:	09/16/2020	Sales Price:	$149,500
Document #:	19720894 BK-PG 988 -332	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/15/2020		
Document Type:			

Legal Description:
Lot: 20 Subdivision: MILLER ADD TO EDGINGTON SUB Map Ref: PB 1 PG 70
Abbreviated Description: WHEELING DISTRICT

Prior Transfer

Recording Date:	09/15/2020	Sales Price:	$149,500
Document #:	BK-PG 988 -332	Type of Sale:	Per Assessor Transaction History
Document Type:			

ICE SiteX Report

OrderID: 98697858

Legal Description:
District: 10
Abbreviated Description: MILLERS 20
City/Muni/Twp: WHEELING

Area Sales Analysis

Total Area Sales	$315,000	Median # of Bedrooms	4.5
Median Lot Size	6,033 SF	Median # of Baths	2
Median Living Area	2,469 SF	Median Year Built	1930
Price Range - 2 Yrs	$100,000 to $215,000	Age Range	90 years to 101 years
Median Value	$157,500	Median Age	96 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.46Mi.	**24 HADDALE AVE** **WHEELING, WV 26003-5827**	11/20/2025	$215,000	$79	2688	12/6/2	1936	8,451 SF	
		APN: 35-10- W47-0002.0000 Document #: 19800932 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 1 Subdivision: SCOTT AND RADSELLS ADDITION TO LENOX MapRef: MB 2 PG 75 Abbreviated Description: Lot:1 Subdivision:SCOTT AND RADSELLS ADDITION TO LENOX Map Ref:MB 2 PG 75								
2	.14Mi.	**158 MILLER ST** **WHEELING, WV 26003-5916**	09/19/2025	$100,000	$44	2250	8/3/2	1925	3,615 SF	
		APN: 35-10- W33-0379.0000 Document #: 19798756 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:EDGWOOD City/Muni/Twp: EDGWOOD								

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.	**135 S PARK ST**	**09/15/2020**	$150,000	$90,000	2,144	8/3/2	1905	5,619 SF	
.05Mi.	**128 EDGINGTON LN**	**06/23/2023**	$177,100	$106,260	2,968	12/6/2	1915	6,055 SF	
.06Mi.	**133 EDGINGTON LN**		$114,000	$68,400	3,260	12/6/2	1920	6,142 SF	
.06Mi.	**190 EDGWOOD ST**		$117,800	$70,680	2,665	8/4/2	1911	3,485 SF	
.06Mi.	**146 EDGINGTON LN**	**02/19/2018**	$129,500	$77,700	2,047	7/2/2	1915	5,619 SF	
.09Mi.	**159 S PARK ST**	**08/25/2021**	$110,600	$66,360	2,076	8/2/2	1915	5,619 SF	
.1Mi.	**123 EDGINGTON LN**	**12/06/2022**	$146,200	$7,040	2,088	8/2/2	1956	8,538 SF	
.1Mi.	**123 EDGINGTON LN**	**12/06/2022**	$146,200	$80,680	1,848	8/2/2	1956	8,538 SF	
.1Mi.	**59 BISHOP ST**		$71,800	$43,080	1,792	6/2/2	1920	6,316 SF	
.1Mi.	**55 BISHOP ST**		$112,300	$67,380	2,934	10/4/3	1920	11,543 SF	
.11Mi.	**117 S PARK ST**		$176,100	$105,660	2,880	11/6/3	1931	8,538 SF	
.14Mi.	**143 ELM ST**		$109,800	$65,880	2,432	12/4/2	1934	3,441 SF	
.14Mi.	**158 MILLER ST**	**03/27/2019**	$109,300	$65,580	2,250	8/3/2	1925	3,615 SF	
.14Mi.	**2 STORCH AVE**		$170,600	$102,360	2,451	10/2/2	1920	5,750 SF	
.15Mi.	**16 DAMIAN RD**		$209,500	$125,700	2,716	10/4/2	1930	5,227 SF	
.15Mi.	**151 ELM ST**	**05/27/2022**	$110,000	$66,000	2,236	9/3/2	1920	3,615 SF	

Rent vs. Own

Households Occupied by Renters:	29%	Households Occupied by Owners:	59%

Demographics & Income

Median Age:	44.4 years old	Households:	18,182
Median Household Income:	$64,557	Households w/Family:	57%
Household Income Per Capita:	$38,499	Households w/Family Married:	41%
Most Common Education Level:	High School Graduate	Households w/Family Children:	26%

ICE SiteX Report

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School District

School District Zone:	Ohio County School District	Students:	4,718
Number of Schools:	14	Rating:	A+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.60Mi.	**Wheeling Park High School** Number of Students: 1,427 Student-Teacher Ratio: 13.48 Advanced Placement: Yes	B	Public	9 - 12
1.33Mi.	**Triadelphia Middle School** Number of Students: 387 Student-Teacher Ratio: 11.38	A-	Public	6 - 8
1.31Mi.	**Steenrod Elementary School** Number of Students: 256 Student-Teacher Ratio: 13.24	A+	Public	PK - 5

Flood Report

The Subject Property of **135 S PARK ST, WHEELING, WV 26003-5924** 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	110%	HIGHER
BURGLARY	116%	HIGHER
MOTOR VEHICLE THEFT	119%	HIGHER
FORCIBLE ROBBERY	100%	SIMILAR
AGGRAVATED ASSAULT	104%	SIMILAR
FORCIBLE RAPE	109%	SIMILAR
MURDER	107%	SIMILAR
OVERALL	99%	SIMILAR

Disaster Alerts

6/14/2025 - Severe Storm,Floods,Mudslides 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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