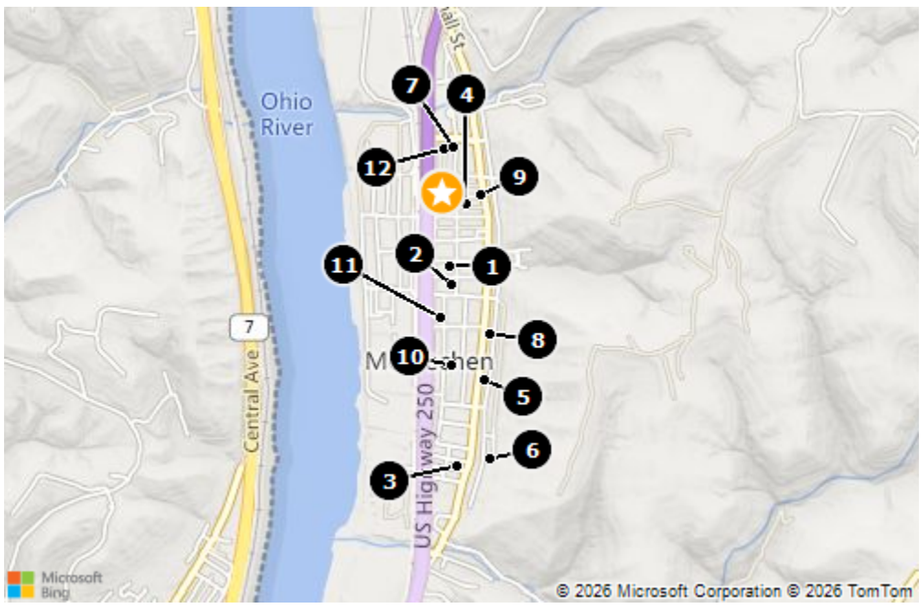
ICE SiteX Report

OrderID: 98730060

SiteX Property Information Report



Subject Property Location

15 5TH ST, MCMECHEN, WV 26040-1006

County:	**MARSHALL WV**	Census Tract:	540510206.012010
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	25-08- 1-0196.0000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$86,000**	FSD:	12	Common Confidence Score:	54
Value Range:	$75,680 - $96,320	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$5,640	Market Land Value:	$9,400	Tax Year:	2025
Assd Improvement:	$27,180	Market Improvment Value:	$45,300	Total Taxable Value:	$440
Total Assessed Value:	$32,820	Total Assessor Market Value:	$54,700	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 61 District: 08

Abbreviated Description:	LOT 61 E&P 1ST ADD
City/Muni/Twp:	MCMECHEN CORP

Property Characteristics

Lot Size:	2,483 SF	Bedrooms:	3	Pool:	
Building Area:	1522 SF	Baths:	1	Fireplace:	
Year Built:	1900	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Siding (alum/vinyl)
Number of Units:	1	Garage Type:		Heating:	Central
Number of Stories:	2+B	Number of Cars:		A/C:	Central
Style:	Convention	Basement:	Partial	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/31/2026	Sales Price:	$78,754
Document #:	1539004 BK-PG 1145-467	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/09/2025	Sales Price:	$86,000
Document #:	1531244 BK-PG 1246 -91	Type of Sale:	Full Amount on Deed
Contract Date:	10/09/2025		
Document Type:			
Legal Description:			
City/Muni/Twp: MARSHALL			

Mortgage Record

Recording Date:	05/12/2022	Loan Amount:	N/A
Document #:	1491072 BK-PG 1099-289	Loan Type:	Stand Alone Refi
TD Due Date:	06/01/2037	Type Finance:	
Legal Description:			
City/Muni/Twp: MCMECHEN			

Mortgage Record

Recording Date:	05/14/2007	Loan Amount:	N/A

ICE SiteX Report

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Document #:	0114322 BK-PG 0800-0531	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 61 Subdivision: ESKEYS AND PEABODYS FIRST ADDITION
City/Muni/Twp: MCMECHEN

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG 0608 -0448	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 61 District: 08
Abbreviated Description: LOT 61 E&P 1ST ADD
City/Muni/Twp: MCMECHEN CORP

Area Sales Analysis

Total Area Sales	$765,650	Median # of Bedrooms	3
Median Lot Size	2,854 SF	Median # of Baths	1
Median Living Area	1,504 SF	Median Year Built	1920
Price Range - 2 Yrs	$8,650 to $140,000	Age Range	91 years to 126 years
Median Value	$55,000	Median Age	106 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.18Mi.	**22 8TH ST** **MCMECHEN, WV 26040-1011**	09/29/2026	$135,000	$87	1535	6/3/2	1920	3,311 SF	
		APN: 25-08- 1-0335.0000 Document #: 1540769 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MCMECHEN City/Muni/Twp: MCMECHEN								
2	.23Mi.	**24 9TH ST** **MCMECHEN, WV 26040-1102**	09/22/2026	$55,000	$31	1762	6/3/2	1920	3,136 SF	
		APN: 25-08- 1-0370.0000 Document #: 1540505 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MCMECHEN City/Muni/Twp: MCMECHEN								
3	.68Mi.	**27 16TH ST** **MCMECHEN, WV 26040-1321**	05/26/2026	$46,000	$29	1558	6/3/2	1935	2,483 SF	
		APN: 25-08- 5-0088.0000 Document #: 1537231 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MCMECHEN City/Muni/Twp: MCMECHEN								
4	.07Mi.	**40 5TH ST** **MCMECHEN, WV 26040-1063**	05/21/2026	$74,000	$60	1232	5/2/1	1900	2,483 SF	
		APN: 25-08- 1-0220.0000 Document #: 1537201 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BELLAIRE City/Muni/Twp: BELLAIRE								
5	.48Mi.	**1212 MARSHALL ST** **MCMECHEN, WV 26040-1143**	05/19/2026	$140,000	$87	1599	6/3/2	1933	3,703 SF	
		APN: 25-08- 4-0033.0000 Document #: 1537142 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MCMECHEN City/Muni/Twp: MCMECHEN								
6	.68Mi.	**1334 LOCUST ST** **MCMECHEN, WV 26040-1437**	03/27/2026	$41,000	$28	1419	5/3/1	1920	3,006 SF	
		APN: 25-08- 4-0139.0000 Document #: 1535671 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MCMECHEN City/Muni/Twp: MCMECHEN								
7	.12Mi.	**305 LOGAN ST** **MCMECHEN, WV 26040-1030**	03/06/2026	$73,000	$57	1262	4/2/1	1907	2,657 SF	
		APN: 25-08- 1-0149.0000 Document #: 1535133 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MCMECHEN City/Muni/Twp: MCMECHEN								
8	.37Mi.	**1104 MARSHALL ST** **MCMECHEN, WV 26040-1141**	02/11/2026	$8,650	$5	1728	6/3/	1904	2,483 SF	
		APN: 25-08- 4-0019.0000 Document #: 1534395 Document Type: Price Code: D Land Use: Single Family Residential Legal: MapRef: MB 82 PG 526 Abbreviated Description: Map Ref:MB 82 PG 526City/Muni/Twp:MCMECHEN City/Muni/Twp: MCMECHEN								
9	.1Mi.	**413 MARSHALL ST** **MCMECHEN, WV 26040-1038**	10/29/2025	$13,000	$8	1456	5/2/1	1900	4,792 SF	
		APN: 25-08- 1-0213.0000 Document #: 1531832 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
10	.43Mi.	**1200 GARFIELD ST** **MCMECHEN, WV 26040-1308**	10/02/2025	$100,000	$104	954	5/2/2	1924	2,701 SF	
		APN: 25-08- 4-0271.0000 Document #: 1530977 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MCMECHEN City/Muni/Twp: MCMECHEN								
11	.31Mi.	**1017 GARFIELD ST** **MCMECHEN, WV 26040-1303**	08/14/2025	$25,000	$16	1472	6/3/1	1906	2,701 SF	
		APN: 25-08- 4-0190.0000 Document #: 1529471 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MCMECHEN City/Muni/Twp: MCMECHEN								
12	.11Mi.	**308 GARFIELD ST** **MCMECHEN, WV 26040-1026**	05/23/2025	$55,000	$31	1746	7/3/1	1930	7,971 SF	
		APN: 25-08- 1-0163.0000 Document #: 1526869								

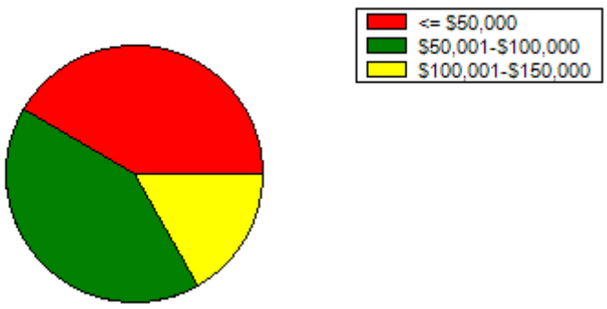
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Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:MCMECHEN City/Muni/Twp: MCMECHEN

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.	**15 5TH ST**		$54,700	$32,820	1,522	6/3/1	1900	2,483 SF	
0Mi.	**13 5TH ST**		$66,800	$40,080	1,524	6/3/1	1900	2,483 SF	
0Mi.	**17 5TH ST**		$50,000	$30,000	1,608	6/3/1	1900	2,483 SF	
.01Mi.	**19 5TH ST**	**06/28/2023**	$48,200	$28,920	1,249	5/3/1	1900	2,483 SF	
.01Mi.	**11 5TH ST**	**12/28/2017**	$74,800	$44,880	1,480	6/3/1	1900	2,483 SF	
.01Mi.	**21 5TH ST**		$38,900	$23,340	1,056	4/2/1	1900	2,483 SF	
.02Mi.	**23 5TH ST**	**05/25/2013**	$55,600	$33,360	1,600	6/3/1	1900	2,483 SF	
.02Mi.	**16 4TH ST**		$24,700	$14,820	1,226	6/3/1	1920	2,483 SF	
.02Mi.	**16 4TH ST**		$26,700	$16,020	648	3/1/1	1955	2,483 SF	
.02Mi.	**14 4TH ST**	**07/31/2006**	$61,900	$37,140	1,457	7/3/1	1920	2,483 SF	
.03Mi.	**12 4TH ST**		$54,700	$32,820	981	4/2/1	1910	2,483 SF	
.03Mi.	**18 4TH ST**		$66,800	$40,080	1,716	6/3/1	1900	5,009 SF	
.03Mi.	**16 5TH ST**		$49,700	$29,820	1,532	6/3/1	1900	2,483 SF	
.03Mi.	**18 5TH ST**	**09/12/2016**	$73,900	$44,340	1,452	6/3/2	1900	2,483 SF	
.03Mi.	**14 5TH ST**		$52,700	$31,620	1,848	6/3/2	1900	2,483 SF	
.03Mi.	**27 5TH ST**	**08/18/2021**	$56,900	$34,140	1,752	6/3/1	1907	3,703 SF	

Rent vs. Own

Households Occupied by Renters:	23%	Households Occupied by Owners:	66%

Demographics & Income

Median Age:	38.9 years old	Households:	454
Median Household Income:	$53,567	Households w/Family:	56%
Household Income Per Capita:	$27,967	Households w/Family Married:	30%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Marshall County School District	Students:	4,134
Number of Schools:	13	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.64Mi.	**John Marshall High School** Number of Students: 1,048 Student-Teacher Ratio: 11.24 Advanced Placement: Yes	C+	Public	9 - 12
2.75Mi.	**Sherrard Middle School** Number of Students: 409 Student-Teacher Ratio: 12.13	B-	Public	6 - 8
0.23Mi.	**Center Mcmechen Elementary School** Number of Students: 160 Student-Teacher Ratio: 8.97	B	Public	PK - 5

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Flood Report

The Subject Property of **15 5TH ST, MCMECHEN, WV 26040-1006** 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	165%	NOTABLY HIGHER
BURGLARY	137%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	152%	NOTABLY HIGHER
FORCIBLE ROBBERY	27%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	148%	NOTABLY HIGHER
FORCIBLE RAPE	110%	HIGHER
MURDER	190%	NOTABLY HIGHER
OVERALL	190%	NOTABLY HIGHER

Disaster Alerts

1/23/2026 - Severe Winter Storm

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