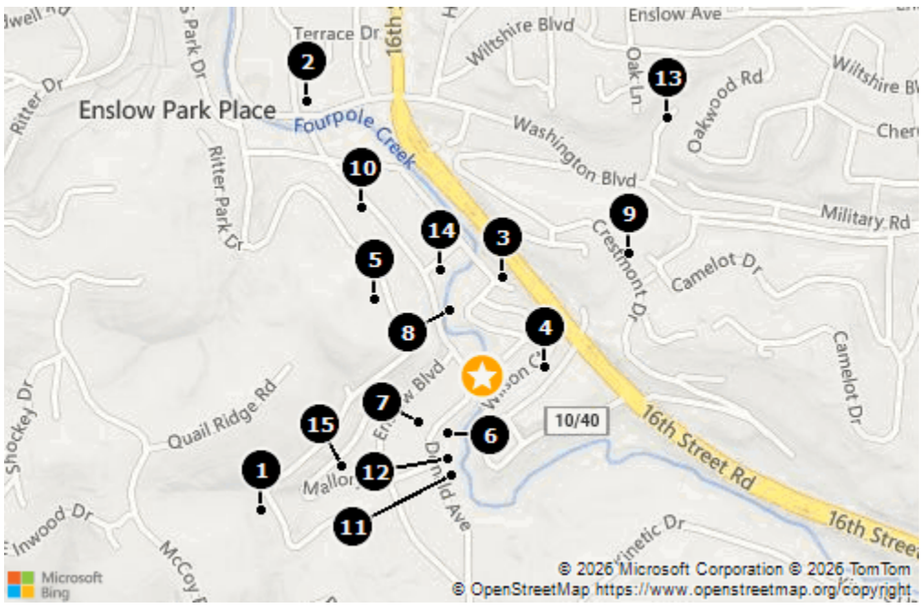
ICE SiteX Report

OrderID: 97987339

SiteX Property Information Report



Subject Property Location

2014 DONALD AVE, HUNTINGTON, WV 25701-4902

County:	**CABELL WV**	Census Tract:	540110021.003013
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	06-05- 72-0079.0000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$203,000**	FSD:	16	Common Confidence Score:	41
Value Range:	$170,520 - $235,480	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$18,000	Market Land Value:	$30,000	Tax Year:	2025
Assd Improvement:	$105,300	Market Improvment Value:	$175,500	Total Taxable Value:	$2,081
Total Assessed Value:	$123,300	Total Assessor Market Value:	$205,500	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 110 District: 05
Abbreviated Description: PT LT 110 ENSLOW PK #4 2014 DONALD AVE
City/Muni/Twp: GIDEON

Property Characteristics

Lot Size:	7,623 SF	Bedrooms:	3	Pool:	
Building Area:	1819 SF	Baths:	2	Fireplace:	1
Year Built:	1960	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Brick
Number of Units:	1	Garage Type:		Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:	Ranch	Basement:		Roof Cover:	
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/11/2026	Sales Price:	$186,558
Document #:	6263427 BK-PG 2995-473	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/13/2025	Sales Price:	$190,000
Document #:	6231927 BK-PG 1524 -312	Type of Sale:	Full Amount on Deed
Contract Date:	04/28/2025		
Document Type:			
Legal Description:			

Lot: 110 Subdivision: ENSLOW PARK PLACE Map Ref: MAP 219
City/Muni/Twp: HUNTINGTON

Prior Transfer

Recording Date:	05/08/2025	Sales Price:	N/A
Document #:	6231469 BK-PG 2920-546	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/17/2023	Sales Price:	N/A

ICE SiteX Report

OrderID: 97987339

Document #:	6163899 BK-PG 2810-654	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/12/2023	Sales Price:	$137,273
Document #:	6163221 BK-PG 1481 -678	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	03/08/2023		
Document Type:			

Legal Description:
Lot: 110 Subdivision: ENSLOW PARK PLACE Map Ref: MAP 219

Prior Transfer

Recording Date:	04/12/2023	Sales Price:	$170,000
Document #:	BK-PG 1481 -678	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 110 District: 05
Abbreviated Description: PT LT 110 ENSLOW PK #4 2014 DONALD AVE
City/Muni/Twp: GIDEON

Mortgage Record

Recording Date:	12/07/2020	Loan Amount:	N/A
Document #:	6079090 BK-PG 2810-654	Loan Type:	New Conventional
TD Due Date:	01/01/2041	Type Finance:	FIX

Legal Description:
Lot: 110

Prior Transfer

Recording Date:	12/07/2020	Sales Price:	$70,000
Document #:	6079089 BK-PG 1436 -174	Type of Sale:	Full Amount on Deed
Contract Date:	11/11/2020		
Document Type:			

Legal Description:
Lot: 110 Map Ref: MAP 219

Prior Transfer

Recording Date:	09/03/2014	Sales Price:	N/A
Document #:	BK-PG 1311 -527	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	08/19/2014		
Document Type:			

Legal Description:
Lot: 4 Subdivision: ENSLOW PARK PLACE

Area Sales Analysis

Total Area Sales	$2,409,878	Median # of Bedrooms	3
Median Lot Size	9,017 SF	Median # of Baths	2
Median Living Area	1,755 SF	Median Year Built	1956
Price Range - 2 Yrs	$55,500 to $308,000	Age Range	42 years to 106 years
Median Value	$170,000	Median Age	70 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.33Mi.	**1649 RITTER BLVD** **HUNTINGTON, WV 25701-4925**	05/20/2026	$228,000	$129	1755	7/4/2	1978	10,498 SF	
		APN: 06-05- 82-0067.0001 Document #: 6261470 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 77 Subdivision: ENSLOW PARK PLACE MapRef: MB 3 PG 24 Abbreviated Description: Lot:77 Subdivision:ENSLOW PARK PLACE Map Ref:MB 3 PG 24City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON								
2	.41Mi.	**1558 WASHINGTON BLVD** **HUNTINGTON, WV 25701-4040**	03/05/2026	$308,000	$72	4265	8/4/3	1920	18,774 SF	
		APN: 06-05- 61-0141.0000 Document #: 6254512 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 106-109 Subdivision: HOLIHURST MapRef: MB 2 MAP 89 Abbreviated Description: Lot:106-109 Subdivision:HOLIHURST Map Ref:MB 2 MAP 89City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON								
3	.13Mi.	**302 WILSON CT** **HUNTINGTON, WV 25701-5249**	02/12/2026	$55,500	$65	851	4/1/1	1942	3,136 SF	
		APN: 06-05- 72-0172.0000 Document #: 6252625 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: 3 Subdivision: MAYNE SUBDIVISION OF LOTS D E AND F BLOCK NO MapRef: MB NO PG 59 Abbreviated Description: Lot:4 Block:3 Subdivision:MAYNE SUBDIVISION OF LOTS D E AND F BLOCK NO Map Ref:MB NO PG 59City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON								
4	.08Mi.	**406 WILSON CT** **HUNTINGTON, WV 25701-4948**	01/06/2026	$170,000	$132	1287	5/3/1	1941	4,966 SF	
		APN: 06-05- 72-0189.0000 Document #: 6249998 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 18 Subdivision: MILLERWILSON SUBDIVISION OF BROWNRIGG FARM MapRef: MB 2 PG 230 Abbreviated Description: Lot:18 Subdivision:MILLERWILSON SUBDIVISION OF BROWNRIGG FARM Map Ref:MB 2 PG 230City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON								
5	.17Mi.	**1553 RITTER BLVD** **HUNTINGTON, WV 25701-4923**	01/05/2026	$190,000	$68	2775	8/4/2	1977	57,020 SF	
		APN: 06-05- 72-0009.0000 Document #: 6249931 Document Type: Price Code: D Land Use: Single Family Residential								

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Legal: Lot: 25-27 Subdivision: ENSLOW PARK PLACE MapRef: MB 1540 PG 6524 Abbreviated Description: Lot:25-27 Subdivision:ENSLOW PARK PLACE Map Ref:MB 1540 PG 6524City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON

6	.09Mi.	**2050 DONALD AVE** **HUNTINGTON, WV 25701-4902**	12/30/2025	$170,000	$108	1574	7/3/1	1920	7,405 SF

APN: 06-05- 72-0073.0001 Document #: 6249803
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 101 Subdivision: ENSLOW PARK PLACE MapRef: MB 1540 PG 5332 Abbreviated Description: Lot:101 Subdivision:ENSLOW PARK PLACE Map Ref:MB 1540 PG 5332City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON

7	.1Mi.	**2055 DONALD AVE** **HUNTINGTON, WV 25701-4901**	12/05/2025	$88,000	$55	1578	6/3/2	1948	7,318 SF

APN: 06-05- 72-0064.0000 Document #: 6248181
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 53 Subdivision: ENSLOW PARK PLACE MapRef: MB 2 PG 219 Abbreviated Description: Lot:53 Subdivision:ENSLOW PARK PLACE Map Ref:MB 2 PG 219City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON

8	.09Mi.	**134 FERGUSON CT** **HUNTINGTON, WV 25701-5202**	11/25/2025	$62,400	$29	2094	6/3/2	1980	12,110 SF

APN: 06-05- 72-0093.0001 Document #: 6247491
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 46&47 Subdivision: MILLERWILSON SUBDIVISION OF BROWNRIGG FARM MapRef: MB 2 PG 230 Abbreviated Description: Lot:46&47 Subdivision:MILLERWILSON SUBDIVISION OF BROWNRIGG FARM Map Ref:MB 2 PG 230City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON

9	.24Mi.	**1716 CRESTMONT DR** **HUNTINGTON, WV 25701-5313**	11/07/2025	$165,583	$77	2138	8/4/2	1923	6,273 SF

APN: 06-05- 72-0265.0000 Document #: 6246337
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 75 Subdivision: HILDACREST Abbreviated Description: Lot:75 Subdivision:HILDACREST City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON

10	.26Mi.	**1831 ENSLOW BLVD** **HUNTINGTON, WV 25701-4909**	10/23/2025	$275,000	$133	2057	7/3/2	1961	28,445 SF

APN: 06-05- 72-0018.0000 Document #: 6245150
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 36 Section: 2 MapRef: MB 2 MAP 208 Abbreviated Description: Lot:36 Section:2 Map Ref:MB 2 MAP 208City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON

11	.13Mi.	**2110 DONALD AVE** **HUNTINGTON, WV 25701-4904**	10/15/2025	$129,800	$66	1950	6/3/2	1958	17,990 SF

APN: 06-05- 83-0070.0000 Document #: 6244348
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 93-95 Section: 4 Subdivision: ENSLOW PARK PLACE MapRef: MB 2 MAP 219 Abbreviated Description: Lot:93-95 Section:4 Subdivision:ENSLOW PARK PLACE Map Ref:MB 2 MAP 219City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON

12	.11Mi.	**2104 DONALD AVE** **HUNTINGTON, WV 25701-4904**	10/06/2025	$180,000	$106	1686	6/3/1	1984	8,320 SF

APN: 06-05- 72-0071.0000 Document #: 6243624
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 97 Subdivision: ENSLOW PARK PLACE MapRef: MB 2 MAP 219 Abbreviated Description: Lot:97 Subdivision:ENSLOW PARK PLACE Map Ref:MB 2 MAP 219City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON

13	.42Mi.	**2063 GLENWOOD TER** **HUNTINGTON, WV 25701-4117**	08/18/2025	$217,000	$138	1567	4/2/2	1956	9,017 SF

APN: 06-05- 61-0490.0000 Document #: 6239117
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON

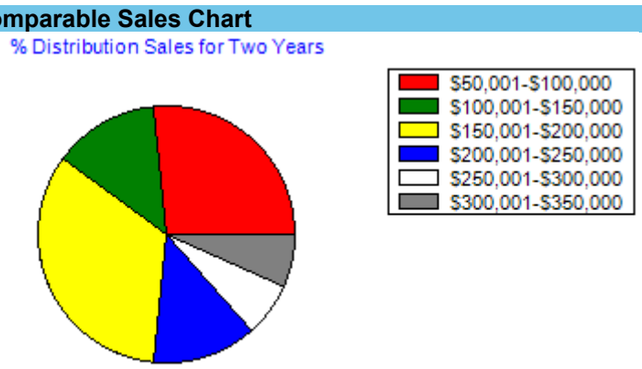
14	.14Mi.	**183 FOUNTAIN PL** **HUNTINGTON, WV 25701-5203**	07/31/2025	$110,595	$103	1073	5/2/1	1952	5,532 SF

APN: 06-05- 72-0104.0000 Document #: 6237931
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 41 Subdivision: ENSLOW PARK PLACE SECTION NO 3 MapRef: MB 789 PG 222 Abbreviated Description: Lot:41 Subdivision:ENSLOW PARK PLACE SECTION NO 3 Map Ref:MB 789 PG 222City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON

15	.21Mi.	**1316 MALLORY CT** **HUNTINGTON, WV 25701-4920**	07/07/2025	$60,000	$29	2062	9/4/3	1963	12,197 SF

APN: 06-05- 72-0037.0002 Document #: 6235879
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 25&24 Section: 5 Subdivision: ENSLOW PARK PLACE MapRef: MB 3 MAP 24 Abbreviated Description: Lot:25&24 Section:5 Subdivision:ENSLOW PARK PLACE Map Ref:MB 3 MAP 24City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON

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.

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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.	**2014 DONALD AVE**	**04/12/2023**	$205,500	$123,300	1,819	6/3/2	1960	7,623 SF	
.01Mi.	**2016 DONALD AVE**	**03/18/2024**	$167,700	$100,620	2,385	6/3/2	1959	13,678 SF	
.01Mi.	**2012 DONALD AVE**	**01/28/2010**	$107,100	$64,260	999	4/2/1	1959	9,932 SF	
.02Mi.	**421 WILSON CT**		$70,600	$42,360	1,308	5/3/1	1950	10,367 SF	
.03Mi.	**2006 DONALD AVE**	**09/06/2023**	$128,500	$77,100	1,593	6/3/1	1959	12,807 SF	
.03Mi.	**2020 DONALD AVE**	**02/09/2015**	$132,700	$79,620	1,664	5/3/2	1958	7,797 SF	
.03Mi.	**2021 DONALD AVE**	**07/11/2019**	$154,600	$92,760	1,799	6/3/2	1922	9,278 SF	
.03Mi.	**419 WILSON CT**	**06/02/2023**	$93,700	$56,220	768	4/2/1	1950	4,574 SF	
.04Mi.	**2004 ENSLOW BLVD**	**03/15/2016**	$108,800	$65,280	1,201	6/3/1	1954	5,793 SF	
.04Mi.	**2004 DONALD AVE**	**11/20/2023**	$147,600	$88,560	1,528	7/2/1	1958	12,415 SF	
.04Mi.	**417 WILSON CT**	**05/02/2024**	$65,300	$39,180	768	4/2/1	1950	5,271 SF	
.04Mi.	**317 FERGUSON CT**		$60,100	$36,060	980	5/2/1	1943	18,208 SF	
.04Mi.	**2006 ENSLOW BLVD**	**11/12/2020**	$93,000	$55,800	1,201	5/3/1	1953	6,229 SF	
.05Mi.	**422-24 WILSON CT**	**02/19/2009**	$59,200	$35,520	1,069	5/3/1	1941	9,932 SF	
.05Mi.	**420 WILSON CT**	**11/21/2022**	$58,000	$34,800	800	5/3/1	1947	8,625 SF	
.05Mi.	**2008 ENSLOW BLVD**	**07/29/2013**	$102,500	$61,500	1,050	5/3/1	1953	4,879 SF	

Rent vs. Own

Households Occupied by Renters:	35%	Households Occupied by Owners:	45%

Demographics & Income

Median Age:	40.7 years old	Households:	10,164
Median Household Income:	$52,575	Households w/Family:	50%
Household Income Per Capita:	$34,984	Households w/Family Married:	35%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	20%

School District

School District Zone:	Cabell County School District	Students:	11,188
Number of Schools:	26	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.63Mi.	**Huntington Middle School** Number of Students: 601 Student-Teacher Ratio: 11.34	C+	Public	6 - 8
1.55Mi.	**Huntington High School** Number of Students: 1,667 Student-Teacher Ratio: 15.76 Advanced Placement: Yes	D-	Public	9 - 12
0.33Mi.	**Meadows Elementary School** Number of Students: 251 Student-Teacher Ratio: 13.94	B+	Public	PK - 5

Flood Report

The Subject Property of **2014 DONALD AVE, HUNTINGTON, WV 25701-4902** 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	118%	HIGHER
BURGLARY	121%	HIGHER
MOTOR VEHICLE THEFT	127%	HIGHER
FORCIBLE ROBBERY	107%	SIMILAR
AGGRAVATED ASSAULT	131%	NOTABLY HIGHER
FORCIBLE RAPE	108%	SIMILAR
MURDER	117%	HIGHER
OVERALL	121%	HIGHER

Disaster Alerts

1/23/2026 - Severe Winter Storm

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