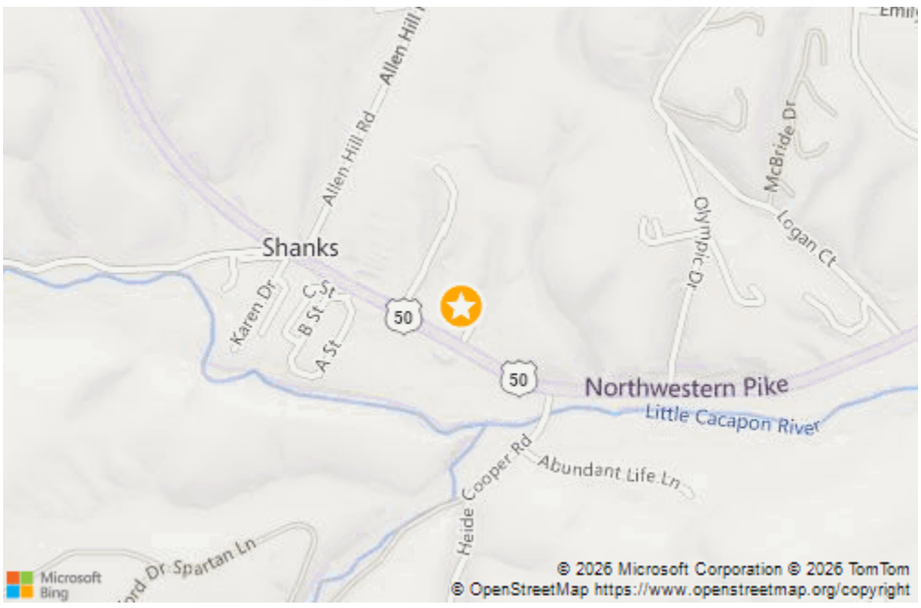
ICE SiteX Report

OrderID: 98730050

SiteX Property Information Report



Subject Property Location

20482 NORTHWESTERN PIKE, ROMNEY, WV 26757-7378

County:	**HAMPSHIRE WV**	Census Tract:	540279683.011027
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	14-05- 5C-0031.0001	Thomas Bros Pg-Grid:	

Valuation

Value:	**$337,000**	FSD:	21	Common Confidence Score:	32
Value Range:	$266,230 - $407,770	ICE Confidence Score:	79		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$33,000	Market Land Value:	$55,000	Tax Year:	2025
Assd Improvement:	$54,000	Market Improvment Value:	$90,000	Total Taxable Value:	$737
Total Assessed Value:	$87,000	Total Assessor Market Value:	$145,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 50-54 District: 05 Subdivision: GLENOLDEN ADD
Abbreviated Description: 2.00 AC LOTS 50 - 54 GLENOLDEN ADDN (SURVEY)
City/Muni/Twp: GORE DIST.

Property Characteristics

Lot Size:	2.000 AC	Bedrooms:	3	Pool:	
Building Area:	1536 SF	Baths:	1	Fireplace:	1
Year Built:	1970	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Siding (alum/vinyl)
Number of Units:	1	Garage Type:		Heating:	Central
Number of Stories:	1+B	Number of Cars:		A/C:	Central
Style:	Ranch	Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/29/2021	Sales Price:	$129,900
Document #:	BK-PG 573 -673	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 50-54 District: 05 Subdivision: GLENOLDEN ADD
Abbreviated Description: 2.00 AC LOTS 50 - 54 GLENOLDEN ADDN (SURVEY)
City/Muni/Twp: GORE DIST.

Prior Transfer

Recording Date:	01/16/2008	Sales Price:	$9,000
Document #:	BK-PG 471 -248	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
Lot: 54 District: GORE Subdivision: GLENOLDEN ADDTION

Prior Transfer

Recording Date:	01/16/2008	Sales Price:	$9,000
Document #:	BK-PG 471 -246	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
Lot: 53 District: GORE Subdivision: GLENOLDEN ADDITION

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No Comparable Sales Found

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.	**20482 NORTHWESTERN PIKE**	**03/29/2021**	$145,000	$87,000	1,536	5/3/1	1970	2 SF	
.03Mi.	**20484 NORTHWESTERN PIKE**		$76,200	$45,720	840	5/2/1	1950	35,719 SF	
.03Mi.	**20538 NORTHWESTERN PIKE**		$119,000	$71,400	1,544	6/3/1	1865	2 SF	
.11Mi.	**20435 NORTHWESTERN PIKE**		$143,100	$85,860	1,784	6/3/2	1979	3 SF	
.13Mi.	**20583 NORTHWESTERN PIKE**		$139,300	$83,580	1,296	6/3/2	2023	1 SF	
.17Mi.	**20690 NORTHWESTERN PIKE**		$126,100	$75,660	1,388	5/2/1	1949	2 SF	
.17Mi.	**88 HEIDE COOPER RD**	**07/31/2023**	$61,700	$37,020	1,212	4/2/1	1940	14,375 SF	
.18Mi.	**96 HEIDE COOPER RD**		$80,300	$48,180	1,280	6/3/1	1945	25,700 SF	
.19Mi.	**146 ALLEN HILL RD**		$339,400	$29,030	1,792	6/3/2	2006	4 SF	
.19Mi.	**146 ALLEN HILL RD**		$339,400	$174,620	3,136	6/3/2	2006	4 SF	
.21Mi.	**60 CAMP RUN DR**	**07/14/2023**	$112,400	$67,470	800	4/2/1	1945	19 SF	
.21Mi.	**116 HEIDE COOPER RD**		$102,200	$61,320	1,196	5/2/1	1959	1 SF	
.24Mi.	**100 RAYS CT**	**08/30/2019**	$107,700	$64,640	1,271	4/1/1	2002	5 SF	
.24Mi.	**282 ALLEN HILL RD**		$148,900	$89,350	1,470	7/4/1	1950	10 SF	
.24Mi.	**234 ALLEN HILL RD**	**03/26/2020**	$169,200	$101,520	2,155	5/3/1	1978	37,463 SF	
.27Mi.	**256 ALLEN HILL RD**	**05/03/2005**	$148,600	$89,160	1,296	3/1/1	1997	1 SF	

Rent vs. Own

Households Occupied by Renters:	18%	Households Occupied by Owners:	69%

Demographics & Income

Median Age:	53.3 years old	Households:	259
Median Household Income:	$52,809	Households w/Family:	43%
Household Income Per Capita:	$27,306	Households w/Family Married:	37%
Most Common Education Level:	High School Graduate	Households w/Family Children:	10%

School District

School District Zone:	Hampshire County School District	Students:	2,650
Number of Schools:	7	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.19Mi.	**Hampshire Senior High School** Number of Students: 740 Student-Teacher Ratio: 11.89	D+	Public	6 - 12
1.19Mi.	**Romney Middle School** Number of Students: 364 Student-Teacher Ratio: 14.14	C-	Public	6 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	47%	SIGNIFICANTLY LOWER
BURGLARY	154%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	11%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	70%	NOTABLY LOWER
AGGRAVATED ASSAULT	116%	HIGHER
FORCIBLE RAPE	101%	SIMILAR
MURDER	126%	HIGHER
OVERALL	118%	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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ICE SiteX Report

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