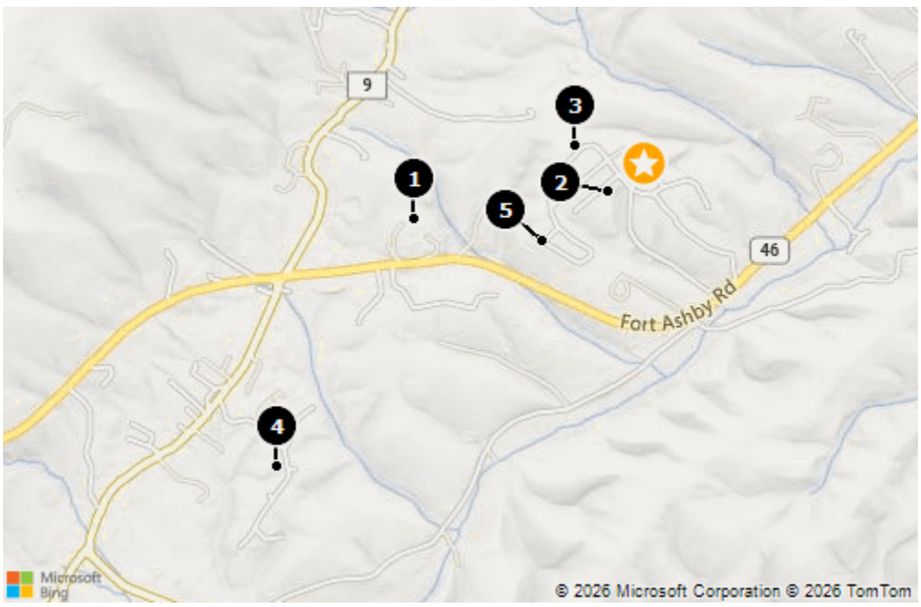
ICE SiteX Report

OrderID: 98388207

SiteX Property Information Report



Subject Property Location

222 HAZELTON DR, KEYSER, WV 26726-9072

County:	**MINERAL WV**	Census Tract:	540570104.001055
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	29-01- 8A-0051.0000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$254,000**	FSD:	18	Common Confidence Score:	41
Value Range:	$208,280 - $299,720	ICE Confidence Score:	82		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$8,700	Market Land Value:	$14,500	Tax Year:	2025
Assd Improvement:	$57,000	Market Improvment Value:	$95,000	Total Taxable Value:	$784
Total Assessed Value:	$65,700	Total Assessor Market Value:	$109,500	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 16 District: 01
Abbreviated Description: LOT 16 SEC 1 FOUNTAINHEAD S-DIV
City/Muni/Twp: CABIN RUN DISTRICT

Property Characteristics

Lot Size:	7,144 SF	Bedrooms:	3	Pool:	
Building Area:	1660 SF	Baths:	1	Fireplace:	1
Year Built:	1972	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Siding (alum/vinyl)
Number of Units:	1	Garage Type:	Underground	Heating:	Central
Number of Stories:	1+B	Number of Cars:	1	A/C:	Central
Style:	Convention	Basement:	Finished	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/17/2014	Sales Price:	$92,500
Document #:	BK-PG 361 -495	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 16 District: 01
Abbreviated Description: LOT 16 SEC 1 FOUNTAINHEAD S-DIV
City/Muni/Twp: CABIN RUN DISTRICT

Area Sales Analysis

Total Area Sales	$772,400	Median # of Bedrooms	3
Median Lot Size	11,500 SF	Median # of Baths	1
Median Living Area	1,344 SF	Median Year Built	1975
Price Range - 2 Yrs	$97,500 to $180,000	Age Range	45 years to 53 years
Median Value	$165,000	Median Age	51 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.6Mi.	**101 HOWDYSHELL HILL RD KEYSER, WV 26726-8466**	02/20/2026	$170,000	$126	1344	4/2/2	1981	116,306 SF	

APN: 29-01- 8-0013.0000 Document #: 215330
Document Type: Price Code: D

ICE SiteX Report

OrderID: 98388207

Land Use: Single Family Residential
Legal:

2	.12Mi.	**110 HAZELTON DR** **KEYSER, WV 26726-9077**	02/10/2026	$97,500	$93	1040	5/3/1	1973	10,498 SF

APN: 29-01- 8A-0045.0000 Document #: 215127
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 32 Subdivision: FOUNTAIN HEAD SUBDIVISION MapRef: MB NO PG 74 Abbreviated Description: Lot:32 Subdivision:FOUNTAIN HEAD SUBDIVISION Map Ref:MB NO PG 74

3	.18Mi.	**299 FOUNTAINHEAD DR** **KEYSER, WV 26726-**	01/14/2026	$165,000	$100	1640	5/3/1	1973	11,500 SF

APN: 29-01- 8A-0006.0000 Document #: 214647
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 6 Subdivision: FOUNTAIN HEAD SUBDIVISION MapRef: MB 416 PG 3443 Abbreviated Description: Lot:6 Subdivision:FOUNTAIN HEAD SUBDIVISION Map Ref:MB 416 PG 3443

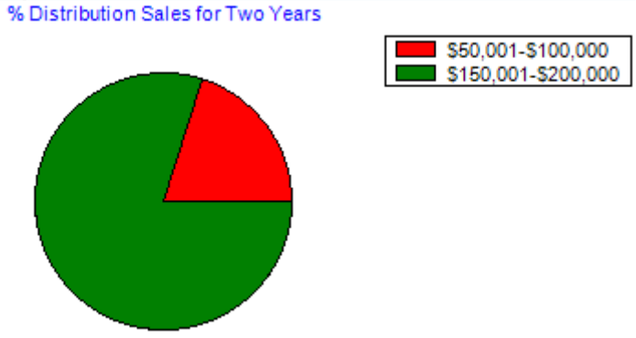
4	1.2Mi.	**274 ELLIFRITZ LN** **KEYSER, WV 26726-6521**	12/10/2025	$159,900	$109	1456	5/3/2	1975	121,968 SF

APN: 29-01- 7-0037.0010 Document #: 214141
Document Type: Price Code: D
Land Use: Single Family Residential
Legal:

5	.34Mi.	**444 HICKORY DR** **KEYSER, WV 26726-**	05/30/2025	$180,000	$173	1040	6/3/1	1977	8,625 SF

APN: 29-01- 8B-0034.0000 Document #: 210936
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 105 Subdivision: FOUNTAIN HEAD SUBDIVISION MapRef: MB 4 PG 111 Abbreviated Description: Lot:105 Subdivision:FOUNTAIN HEAD SUBDIVISION Map Ref:MB 4 PG 111

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.	**222 HAZELTON DR**	**07/17/2014**	$109,500	$65,700	1,660	6/3/1	1972	7,144 SF	
.02Mi.	**67 MOSSY OAK ST**	**06/14/2018**	$88,700	$53,220	1,040	5/3/2	1972	10,498 SF	
.02Mi.	**204 HAZELTON DR**		$85,900	$51,540	1,040	5/3/1	1972	10,498 SF	
.02Mi.	**OAK DR**		$86,900	$52,140	1,040	5/3/1	1972	10,498 SF	
.04Mi.	**WALNUT DR**		$80,300	$48,180	1,040	5/3/1	1972	10,498 SF	
.04Mi.	**OAK DR**	**04/30/2019**	$82,200	$49,320	1,040	5/3/2	1972	10,498 SF	
.05Mi.	**191 HAZELTON DR**		$94,800	$56,880	1,040	5/3/1	1973	10,498 SF	
.05Mi.	**334 OAK DR**		$94,000	$56,400	1,560	7/3/1	1972	11,848 SF	
.05Mi.	**OAK DR**		$90,000	$54,000	1,040	5/3/2	1972	10,498 SF	
.06Mi.	**172 HAZELTON DR**	**09/12/2022**	$89,600	$53,760	1,040	5/3/1	1972	10,498 SF	
.06Mi.	**17 MOSSY OAK ST**	**07/01/2013**	$83,200	$49,920	1,040	5/3/1	1972	9,409 SF	
.06Mi.	**171 HAZELTON DR**		$93,600	$56,160	1,040	5/3/1	1973	10,498 SF	
.07Mi.	**74 FIR TREE WAY**		$74,200	$44,520	1,040	5/3/1	1972	9,104 SF	
.07Mi.	**30 MOSSY OAK ST**	**06/30/2020**	$88,300	$52,980	1,120	5/3/1	1972	10,934 SF	
.07Mi.	**336 WALNUT DR**	**10/31/2005**	$93,600	$56,160	1,040	5/3/1	1972	8,886 SF	
.07Mi.	**470 FOUNTAINHEAD DR**		$99,800	$59,880	1,640	5/3/1	1974	10,019 SF	

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

ICE SiteX Report

OrderID: 98388207

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

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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