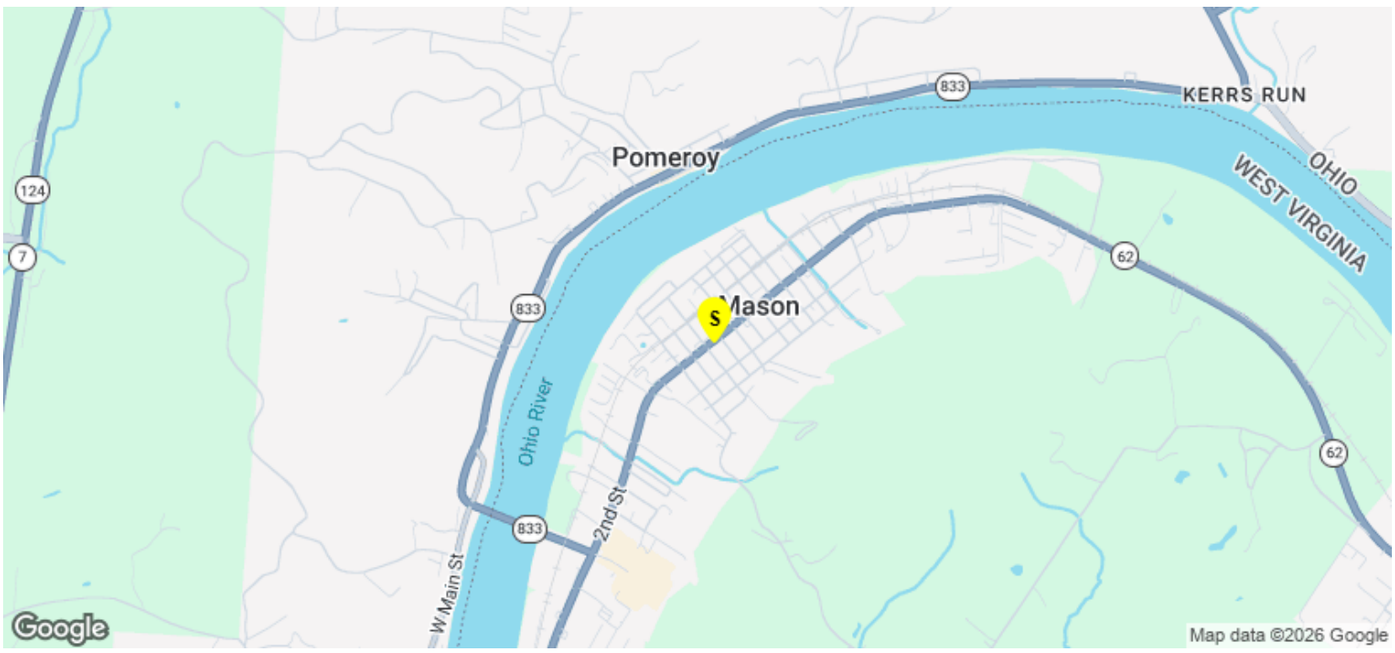
ICE SiteX Report

OrderID: 98745798

SiteX Property Information Report



Subject Property Location

231 BROWN ST, MASON, WV 25260

County:	**MASON WV**	Census Tract:	9548.01
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	26-11- 2-0277.0000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$198,000**	FSD:	35	Common Confidence Score:	19
Value Range:	$128,700 - $267,300	ICE Confidence Score:	65		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$6,120	Market Land Value:	$10,200	Tax Year:	2025
Assd Improvement:	$50,580	Market Improvment Value:	$84,300	Total Taxable Value:	$513
Total Assessed Value:	$56,700	Total Assessor Market Value:	$94,500	Delinquent Year:	
				Tax Account ID:	06048706
				Homeowner's Exemption:	
				Tax Exemptions:	DB

Assessment Legal Description

Lot: 12 District: 11

Abbreviated Description:	LOT 12 PT OF BROWN STREET
City/Muni/Twp:	MASON

Property Characteristics

Lot Size:	8,015 SF	Bedrooms:	3	Pool:	
Building Area:	2040 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	Number of Cars:		A/C:	Central
Style:	Conventional	Basement:		Roof Cover:	
		Foundation:	Crawl/Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG 337-641	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
District: 11
Abbreviated Description: LOT 12 PT OF BROWN STREET
City/Muni/Twp: MASON

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.

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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.	**231 BROWN ST**		$94,500	$56,700	2,040	6/3/1	1900	8,015 SF	
.01Mi.	**4 BROWN ST**		$97,600	$15,110	1,840	7/3/1	1900	15,987 SF	
.01Mi.	**4 BROWN ST**		$97,600	$43,450	468	7/3/1	1900	15,987 SF	
.02Mi.	**FIRST ST**		$60,100	$36,060	1,295	7/3/1	1954	4,008 SF	
.02Mi.	**216 BIRCH LN**		$45,500	$27,300	987	5/3/1	1953	8,015 SF	
.03Mi.	**260 1ST ST**	**04/11/2018**	$50,000	$30,000	1,519	6/3/1	1950	4,008 SF	
.03Mi.	**232 BROWN ST**	**02/16/2024**	$16,300	$9,780	864	4/2/1	1970	7,057 SF	
.04Mi.	**221 1ST ST**		$15,500	$9,300	860	4/2/1	1949	2,004 SF	
.04Mi.	**286 1ST ST**	**04/22/2022**	$20,700	$12,420	1,296	4/2/1	1972	4,008 SF	
.04Mi.	**227 BIRCH LN**	**10/06/2021**	$46,800	$28,080	780	4/2/1	1952	8,015 SF	
.04Mi.	**274 BROWN ST**	**06/21/2023**	$100,800	$60,480	2,041	7/3/1	1941	23,000 SF	
.05Mi.	**302 1ST ST**	**05/04/2021**	$28,600	$17,160	1,352	5/3/1	1900	4,008 SF	
.05Mi.	**57 ASPEN LN**		$36,400	$21,840	720	3/1/1	1965	9,104 SF	
.05Mi.	**287 BIRCH LN**	**05/20/2024**	$51,400	$30,840	858	4/2/1	1961	8,015 SF	
.05Mi.	**272 CENTER ST**	**06/15/2010**	$100,700	$60,420	2,024	6/4/1	1954	11,195 SF	
.05Mi.	**109 W BROWN ST**	**07/07/2021**	$90,600	$54,360	1,220	8/4/1	1974	6,360 SF	

Rent vs. Own

Households Occupied by Renters:	14%	Households Occupied by Owners:	74%

Demographics & Income

Median Age:	45.5 years old	Households:	360
Median Household Income:	$56,373	Households w/Family:	59%
Household Income Per Capita:	$29,538	Households w/Family Married:	47%
Most Common Education Level:	High School Graduate	Households w/Family Children:	21%

School District

School District Zone:	Mason County School District	Students:	3,554
Number of Schools:	12	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.80Mi.	**Wahama Junior/Senior High School**	C-	Public	7 - 12
Number of Students: 397 Student-Teacher Ratio: 16.54 Advanced Placement: Yes				
4.08Mi.	**New Haven Elementary School**	B-	Public	PK - 6
Number of Students: 460 Student-Teacher Ratio: 15.33				

Flood Report

The Subject Property of **231 BROWN ST, MASON, WV 25260** 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	166%	NOTABLY HIGHER
BURGLARY	128%	HIGHER
MOTOR VEHICLE THEFT	159%	NOTABLY HIGHER
FORCIBLE ROBBERY	76%	NOTABLY LOWER
AGGRAVATED ASSAULT	129%	HIGHER
FORCIBLE RAPE	100%	SIMILAR
MURDER	115%	HIGHER
OVERALL	121%	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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