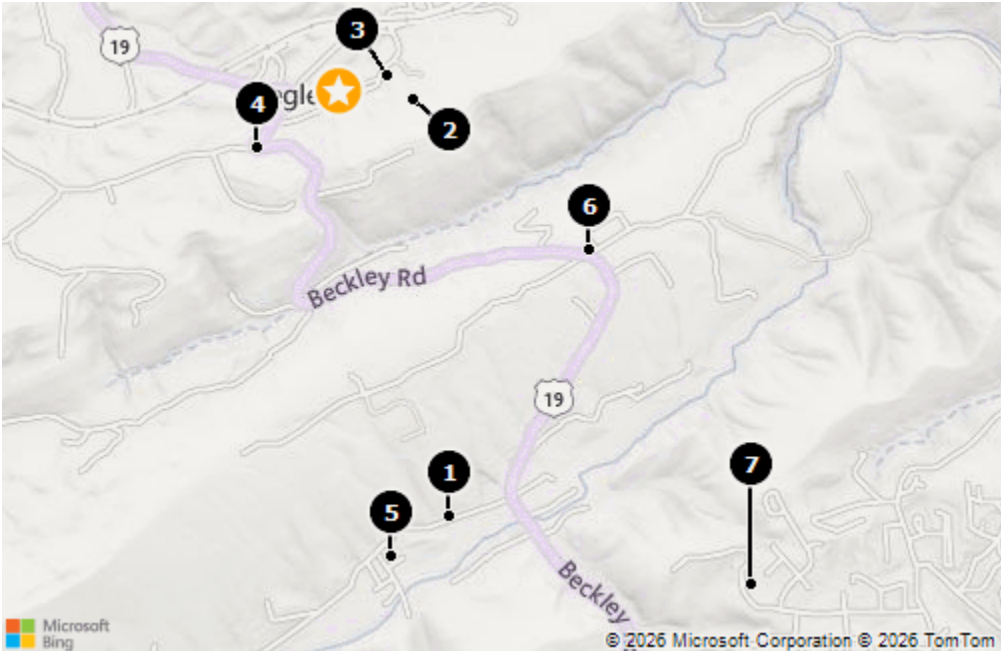


SiteX Property Information Report



Subject Property Location

275 KEGLEY TRESTLE RD, PRINCETON, WV 24740-9203			
County:	MERCER WV	Census Tract:	540550010.001054
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	28-11- 40-0027.0000	Thomas Bros Pg-Grid:	

Valuation

Value:	\$113,000	FSD:	14	Common Confidence Score:	48
Value Range:	\$97,180 - \$128,820	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	\$14,160	Market Land Value:	\$23,600	Tax Year:	2025
Assd Improvement:	\$38,040	Market Improvment Value:	\$63,400	Total Taxable Value:	\$592
Total Assessed Value:	\$52,200	Total Assessor Market Value:	\$87,000	Delinquent Year:	
				Tax Account ID:	06305312
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District:	11
Abbreviated Description:	LOT BLUESTONE
City/Muni/Twp:	ROCK

Property Characteristics

Lot Size:	38,333 SF	Bedrooms:	2	Pool:	
Building Area:	976 SF	Baths:	1	Fireplace:	
Year Built:	1953	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:	Partial	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer			
Recording Date:	06/15/2026	Sales Price:	N/A
Document #:	972243 BK-PG 1484-97	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer			
Recording Date:	02/13/2025	Sales Price:	N/A
Document #:	949261 BK-PG 1448-710	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer			
Recording Date:	01/08/2025	Sales Price:	\$139,000
Document #:	946548 BK-PG 1145 -474	Type of Sale:	Full Amount on Deed
Contract Date:	01/07/2025		
Document Type:			
Legal Description:			
City/Muni/Twp:	KEGLEY		

Prior Transfer			
Recording Date:	10/20/2022	Sales Price:	\$90,000
Document #:	862107 BK-PG 1119 -409	Type of Sale:	Full Amount on Deed



ICE SiteX Report

OrderID: 98012647

Contract Date:	10/18/2022
Document Type:	
Legal Description:	
City/Muni/Twp:	ROCK

Prior Transfer

Recording Date:	10/20/2022	Sales Price:	\$90,000
Document #:	BK-PG 1119 -0409	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			
District:	11		
Abbreviated Description:	LOT BLUESTONE		
City/Muni/Twp:	ROCK		

Area Sales Analysis

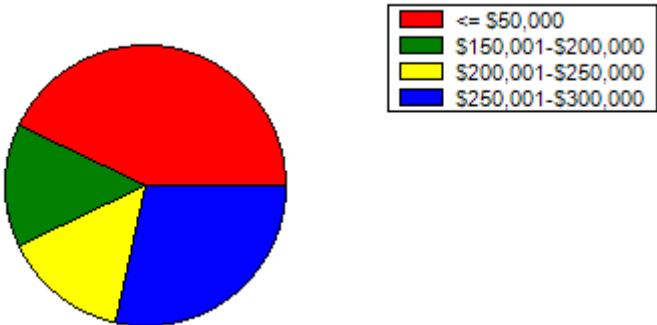
Total Area Sales	\$1,066,900	Median # of Bedrooms	3
Median Lot Size	51,401 SF	Median # of Baths	1
Median Living Area	1,920 SF	Median Year Built	1956
Price Range - 2 Yrs	\$8,500 to \$300,000	Age Range	27 years to 96 years
Median Value	\$174,500	Median Age	70 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.02Mi.	262 BLACK OAK RD PRINCETON, WV 24740-6862 APN: 28-05- 16-0226.0000 Document #: 973036 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1-4 Section: A Subdivision: ROCK DISTRICT MapRef: MB 430 PG 65 Abbreviated Description: Lot:1-4 Section:A Subdivision:ROCK DISTRICT Map Ref:MB 430 PG 65City/Muni/Twp:PRINCETON City/Muni/Twp: PRINCETON	06/30/2026	\$8,500	\$4	1769	5/3/1	1930	25,265 SF	
2	.18Mi.	57 KEGLEY TRESTLE RD PRINCETON, WV 24740- APN: 28-11- 40-0031.0000 Document #: 970450 Document Type: Price Code: D Land Use: Single Family Residential Legal:	04/30/2026	\$17,000	\$21	782	5/3/1	1939	130,681 SF	
3	.15Mi.	396 KEGLEY TRESTLE RD PRINCETON, WV 24740-9204 APN: 28-11- 40-0030.0001 Document #: 970279 Document Type: Price Code: D Land Use: Single Family Residential Legal:	04/29/2026	\$35,000	\$41	840	5/3/1	1951	217,801 SF	
4	.2Mi.	KEGLEY RT-19 PRINCETON, WV 24740- APN: 28-11- 40-0064.0000 Document #: 960456 Document Type: Price Code: D Land Use: Single Family Residential Legal:	09/23/2025	\$242,000	\$126	1920	6/3/1	1999	186,002 SF	
5	1.09Mi.	150 MIMOSA ST PRINCETON, WV 24740-9647 APN: 28-05- 16-0060.0001 Document #: 955911 Document Type: Price Code: D Land Use: Single Family Residential Legal:	07/02/2025	\$174,500	\$89	1954	7/3/2	1969	51,401 SF	
6	.68Mi.	2016 BECKLEY RD PRINCETON, WV 24740-7802 APN: 28-11- 40-0055.0000 Document #: 954180 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 76-85 Subdivision: BLACK OAK HEIGHTS SUBDIVISION MapRef: VOL 1150 PG 215 Abbreviated Description: Lot:76-85 Subdivision:BLACK OAK HEIGHTS SUBDIVISION Map Ref:VOL 1150 PG 215	06/03/2025	\$289,900	\$95	3028	7/3/2	1956	18,295 SF	
7	1.51Mi.	662 EAST DR PRINCETON, WV 24740-2018 APN: 28-05- 16A-0089.0000 Document #: 953952 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 38 Block: 1 Subdivision: BOULDER PARK SUBDIVISION Abbreviated Description: Lot:38 Block:1 Subdivision:BOULDER PARK SUBDIVISION	05/30/2025	\$300,000	\$99	3013	7/3/2	1971	14,723 SF	

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.



ICE SiteX Report

OrderID: 98012647

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.	275 KEGLEY TRESTLE RD	10/20/2022	\$87,000	\$52,200	976	5/2/1	1953	38,333 SF	
.02Mi.	KEGLEY TRESTLE RD		\$55,100	\$33,060	1,140	5/3/1	1958	33,977 SF	
.02Mi.	251 KEGLEY TRESTLE RD	11/18/2022	\$40,300	\$24,180	860	4/2/1	1957	25,265 SF	
.05Mi.	ROUTE 19-21		\$74,700	\$44,820	1,133	5/3/1	1959	27,007 SF	
.06Mi.	25 KEGLEY TRESTLE RD		\$38,400	\$23,040	1,539	7/3/1	1934	36,590 SF	
.07Mi.	ROUTE 19-21		\$90,200	\$54,120	1,008	4/2/1	1946	25,700 SF	
.08Mi.	ROUTE 19-21		\$73,600	\$44,160	983	6/3/1	1947	31,799 SF	
.09Mi.	ROUTE 19-21		\$66,900	\$40,140	2,240	5/3/1	1967	9,148 SF	
.09Mi.	191 ASBURY RD		\$48,800	\$29,280	1,272	6/3/2	1987	12,632 SF	
.09Mi.	209 ASBURY RD		\$35,400	\$21,240	1,008	5/2/1	1947		
.09Mi.	4 ASBURY		\$55,800	\$33,480	1,317	5/2/1	1947	12,632 SF	
.1Mi.	ROUTE 19-21		\$56,500	\$33,900	1,054	5/2/1	1946	12,632 SF	
.1Mi.	TRESSLE RD		\$93,300	\$55,980	1,676	7/3/1	1959	15 SF	
.11Mi.	ROUTE 19-21		\$32,900	\$19,740	1,028	5/2/1	1946		
.12Mi.	ROUTE 19-21		\$79,300	\$47,580	1,501	7/3/1	1944	6,970 SF	
.12Mi.	239 ASBURY RD		\$69,300	\$41,580	1,536	5/2/1	1972	2 SF	

Rent vs. Own

Households Occupied by Renters:	29%	Households Occupied by Owners:	58%
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Demographics & Income

Median Age:	42.3 years old	Households:	6,655
Median Household Income:	\$43,537	Households w/Family:	63%
Household Income Per Capita:	\$31,449	Households w/Family Married:	48%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

School District

School District Zone:	Mercer County School District	Students:	8,310
Number of Schools:	26	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.03Mi.	Spanishburg	D-	Public	PK - 5
Number of Students: 159 Student-Teacher Ratio: 10.97				
4.38Mi.	Pikeview High School	F	Public	9 - 12
Number of Students: 629 Student-Teacher Ratio: 19.06 Advanced Placement: Yes				
4.24Mi.	Pikeview Middle School	B-	Public	6 - 8
Number of Students: 502 Student-Teacher Ratio: 15.06				

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	141%	NOTABLY HIGHER
BURGLARY	120%	HIGHER
MOTOR VEHICLE THEFT	145%	NOTABLY HIGHER
FORCIBLE ROBBERY	126%	HIGHER
AGGRAVATED ASSAULT	114%	HIGHER
FORCIBLE RAPE	118%	HIGHER
MURDER	121%	HIGHER
OVERALL	107%	SIMILAR

Disaster Alerts

9/25/2024 - Tropical Storm Helene 2/15/2025 - Severe Storm,Floods,Mudslides 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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