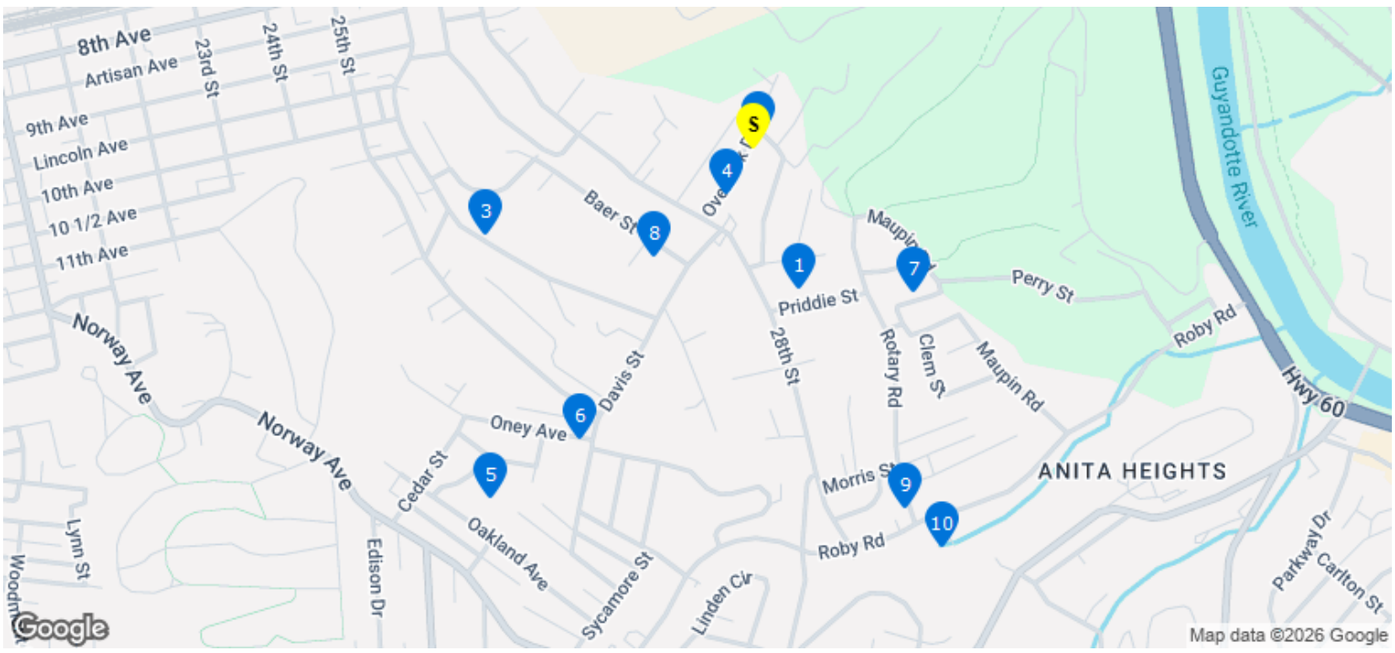
ICE SiteX Report

OrderID: 98808992

SiteX Property Information Report



Subject Property Location

2852 OVERLOOK DR, HUNTINGTON, WV 25705-1038

County:	**CABELL WV**	Census Tract:	0018.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	06-05- 33-0402.0000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$66,000**	FSD:	24	Common Confidence Score:	29
Value Range:	$50,160 - $81,840	ICE Confidence Score:	76		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$4,800	Market Land Value:	$8,000	Tax Year:	2026
Assd Improvement:	$22,140	Market Improvment Value:	$36,900	Total Taxable Value:	$439
Total Assessed Value:	$26,940	Total Assessor Market Value:	$44,900	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 25 District: 05 Subdivision: LOOKABILL SUB

Abbreviated Description:	LT 25 & PT 26 LOOKABILL SUB 2852 OVERLOOK DR
City/Muni/Twp:	GIDEON

Property Characteristics

Lot Size:	5,358 SF	Bedrooms:	3	Pool:	
Building Area:	912 SF	Baths:	1	Fireplace:	1
Year Built:	1920	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:	1	Number of Cars:		A/C:	Central
Style:	Conventional	Basement:		Roof Cover:	
		Foundation:	Crawl/Raised	Elevator:	

Subject Property Deed/Transfer History
Prior Transfer

Recording Date:	08/10/2026	Sales Price:	$49,094
Document #:	6268294 BK-PG 2868-414	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	11/14/2024	Loan Amount:	N/A
Document #:	6213941 BK-PG 2978-42	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	11/05/2024		
TD Due Date:	12/01/2051	Type Finance:	

Legal Description:
Subdivision: GLENDALE ADDITION Map Ref: 0
City/Muni/Twp: HUNTINGTON

Mortgage Record

Recording Date:	11/14/2024	Loan Amount:	N/A
Document #:	6213895 BK-PG 1513-753	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	11/05/2024		
TD Due Date:	12/01/2051	Type Finance:	

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Legal Description:
Subdivision: GLENDALE ADDITION Map Ref: 0
City/Muni/Twp: HUNTINGTON

Mortgage Record

Recording Date:	12/07/2021	Loan Amount:	N/A
Document #:	6118030 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	11/29/2021		
TD Due Date:	12/01/2051	Type Finance:	Fixed Rate

Legal Description:
Subdivision: GLENDALE ADD Map Ref: M 2 MAP 252

Prior Transfer

Recording Date:	12/07/2021	Sales Price:	$50,000
Document #:	6118029 BK-PG 1454-526	Type of Sale:	Arms-Length Transfer
Contract Date:	11/29/2021		
Document Type:	Deed		

Legal Description:
Subdivision: GLENDALE ADD Map Ref: M 2 MAP 252

Prior Transfer

Recording Date:	04/16/2012	Sales Price:	N/A
Document #:	BK-PG 1261-78	Type of Sale:	Non Arms-Length Transfer
Contract Date:	04/12/2012		
Document Type:	Deed		

Legal Description:
Subdivision: LOOKABILL

Area Sales Analysis

Total Area Sales	$895,500	Median # of Bedrooms	3
Median Lot Size	7,427 SF	Median # of Baths	1
Median Living Area	1,000 SF	Median Year Built	1948
Price Range - 2 Yrs	$40,000 to $141,500	Age Range	61 years to 109 years
Median Value	$78,500	Median Age	78 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.02Mi.	**2856 OVERLOOK DR** **HUNTINGTON, WV 25705-1038**	10/23/2025	$141,500	$111	1276	6/3/1	1932	5,445 SF	
		APN: 06-05- 33-0404.0000 Document #: 6245080 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 28 Subdivision: LOOKABILL SUBDIVISION OF LOTS 1 TO 19 MapRef: MB 2 MAP 252 Abbreviated Description: Lot:28 Subdivision:LOOKABILL SUBDIVISION OF LOTS 1 TO 19 Map Ref:MB 2 MAP 252City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON								
2	.07Mi.	**2820 OVERLOOK DR** **HUNTINGTON, WV 25705-1038**	12/13/2024	$74,000	$120	616	4/2/1	1942	13,373 SF	
		APN: 06-05- 33-0391.0000 Document #: 6215656 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 1-19 Subdivision: GLENDALE ADDITION MapRef: MB 2 PG 252 Abbreviated Description: Lot:1-19 Subdivision:GLENDALE ADDITION Map Ref:MB 2 PG 252City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON								
3	.08Mi.	**2856 OVERLOOK DR** **HUNTINGTON, WV 25705-1038**	02/24/2026	$7,000			//		151,589 SF	
		APN: 06-05- 33-0406.0000 Document #: 6253468 Document Type: Warranty Deed Price Code: Land Use: Residential - Vacant Land Legal: Lot: 1-5 Subdivision: SC HUMPHREYS SUBDIVISION NO 3 RESERVOIR HILL TRACT MapRef: MB NO PG 93 Abbreviated Description: Lot:1-5 Subdivision:SC HUMPHREYS SUBDIVISION NO 3 RESERVOIR HILL TRACT Map Ref:MB NO PG 93City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON								
4	.09Mi.	**2812 OVERLOOK DR** **HUNTINGTON, WV 25705-1038**	10/20/2026	$75,000	$98	768	5/3/1	1916	5,881 SF	
		APN: 06-05- 33-0389.0000 Document #: 6273398 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 9 Subdivision: LOOKABILL SUBDIVISION MapRef: MB 2 PG 252 Abbreviated Description: Lot:9 Subdivision:LOOKABILL SUBDIVISION Map Ref:MB 2 PG 252City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON								
5	.13Mi.	**2812 COTTAGE ST** **HUNTINGTON, WV 25705-1018**	01/31/2025	$6,500	$9	752	6/3/1	1922	2,831 SF	
		APN: 06-05- 33-0343.0000 Document #: 6219659 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 6 Subdivision: HARRY DECKERS SMITH STREET SUB DIVISION Abbreviated Description: Lot:6 Subdivision:HARRY DECKERS SMITH STREET SUB DIVISION City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON								
6	.14Mi.	**113 DAVIS ST** **HUNTINGTON, WV 25705-1162**	04/16/2026	$30,000	$42	720	4/2/1	1947	2,657 SF	
		APN: 06-05- 33-0212.0000 Document #: 6258864 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 14 Subdivision: HW BIAS SUBDIVISION COTTAGE GROVE MapRef: MB 80 PG 213 Abbreviated Description: Lot:14 Subdivision:HW BIAS SUBDIVISION COTTAGE GROVE Map Ref:MB 80 PG 213City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON								
7	.18Mi.	**1053 28TH ST** **HUNTINGTON, WV 25705-1009**	08/18/2026	$1,500			//		13,199 SF	
		APN: 06-05- 33-0193.0000 Document #: 6269006 Document Type: Deed Price Code: A Land Use: Residential - Vacant Land Legal:								
8	.2Mi.	**148 N WALNUT ST** **HUNTINGTON, WV 25705-1034**	04/10/2026	$126,000	$118	1064	5/3/1	1965	8,581 SF	
		APN: 06-05- 33-0499.0001 Document #: 6258329 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential								

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Legal: Lot: P Subdivision: EUGENE CLARK SUBDIVISION COTTAGE GROVE MapRef: MB 7 MAP 93 Abbreviated Description: Lot:P Subdivision:EUGENE CLARK SUBDIVISION COTTAGE GROVE Map Ref:MB 7 MAP 93City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON

9	.2Mi.	**1029 28TH ST** **HUNTINGTON, WV 25705-1009**	10/17/2025	$17,000			//		5,968 SF

APN: 06-05- 33-0188.0000 Document #: 6244514
Document Type: Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 28 Block: 350 Subdivision: GIDEON DISTRICT HUNTINGTON MUNICIPALITY MapRef: MB 1261 PG 11 Abbreviated Description: Lot:28 Block:350 Subdivision:GIDEON DISTRICT HUNTINGTON MUNICIPALITY Map Ref:MB 1261 PG 11City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON

10	.2Mi.	**148 BAER ST** **HUNTINGTON, WV 25705-1163**	03/05/2025	$101,000	$74	1368	10/3/1	1940	4,008 SF

APN: 06-05- 33-0168.0000 Document #: 6223720
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: J W GILLS BAER STREET SUBDIVISION MapRef: MB 224 PG 1 Abbreviated Description: Lot:1 Subdivision:J W GILLS BAER STREET SUBDIVISION Map Ref:MB 224 PG 1City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON

11	.23Mi.	**160 DAVIS ST** **HUNTINGTON, WV 25705-1120**	12/09/2025	$106,000	$79	1344	7/4/2	1925	14,985 SF

APN: 06-05- 48-0401.0000 Document #: 6248448
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal:

12	.3Mi.	**2923 MORELAND AVE** **HUNTINGTON, WV 25705-1031**	06/10/2026	$119,000	$114	1040	8/4/1	1964	7,971 SF

APN: 06-05- 34-0049.0000 Document #: 6263329
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 23 Subdivision: W H FORBUSH SUBDIVISION Tract No: A MapRef: MB 231 PG 145 Abbreviated Description: Lot:23 Subdivision:W H FORBUSH SUBDIVISION Tract No:A Map Ref:MB 231 PG 145City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON

13	.39Mi.	**1206 26TH ST** **HUNTINGTON, WV 25705-1112**	10/31/2025	$75,000	$78	960	5/3/1	1940	7,362 SF

APN: 06-05- 33-0139.0001 Document #: 6245735
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: MILLER BATES SUBDIVISION MapRef: MB 8 MAP 19 Abbreviated Description: Lot:1 Subdivision:MILLER BATES SUBDIVISION Map Ref:MB 8 MAP 19City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON

14	.4Mi.	**227 CLEM ST** **HUNTINGTON, WV 25705-1221**	08/18/2026	$2,400	$3	837	5/2/1	1947	3,790 SF

APN: 06-05- 49-0061.0000 Document #: 6269008
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 21 Abbreviated Description: Lot:21

15	.4Mi.	**916 27TH ST** **HUNTINGTON, WV 25705-1002**	08/18/2026	$1,600			//		6,098 SF

APN: 06-05- 33-0044.0000 Document #: 6269007
Document Type: Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 42 Block: 319 Abbreviated Description: Lot:42 Block:319

16	.42Mi.	**837 27TH ST** **HUNTINGTON, WV 25703-1952**	06/24/2026	$10,000	$12	864	4/2/1	1955	2,222 SF

APN: 06-05- 33-0004.0000 Document #: 6264287
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 54,57&58 Subdivision: JS DAVIS SUBDIVISION MapRef: MB 1397 PG 499 Abbreviated Description: Lot:54,57&58 Subdivision:JS DAVIS SUBDIVISION Map Ref:MB 1397 PG 499City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON

17	.42Mi.	**1400 28TH ST** **HUNTINGTON, WV 25705-1220**	03/30/2026	$135,400	$85	1592	6/3/3	1926	13,112 SF

APN: 06-05- 48-0476.0000 Document #: 6257186
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 1&2 Subdivision: MORRIS & HITE SUBDIVISION NO 2 MapRef: MB 150 PG 57 Abbreviated Description: Lot:1&2 Subdivision:MORRIS & HITE SUBDIVISION NO 2 Map Ref:MB 150 PG 57City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON

18	.46Mi.	**1239 25TH ST** **HUNTINGTON, WV 25705-1103**	11/20/2024	$18,000	$15	1224	7/3/1	1917	10,629 SF

APN: 06-05- 48-0054.0000 Document #: 6214318
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: THE E C KOONTZ SUBDIVISION MapRef: MB 136 PG 87 Abbreviated Description: Lot:4 Subdivision:THE E C KOONTZ SUBDIVISION Map Ref:MB 136 PG 87City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON

19	.47Mi.	**194 ONEY AVE** **HUNTINGTON, WV 25705-1140**	07/07/2025	$65,000	$75	864	6/3/1	1954	4,182 SF

APN: 06-05- 48-0031.0000 Document #: 6235838
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 148-150 Subdivision: WALNUT HILLS Abbreviated Description: Lot:148-150 Subdivision:WALNUT HILLS Abbreviated Description:EAST10FT LOT148&W2FT LOT150 City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON

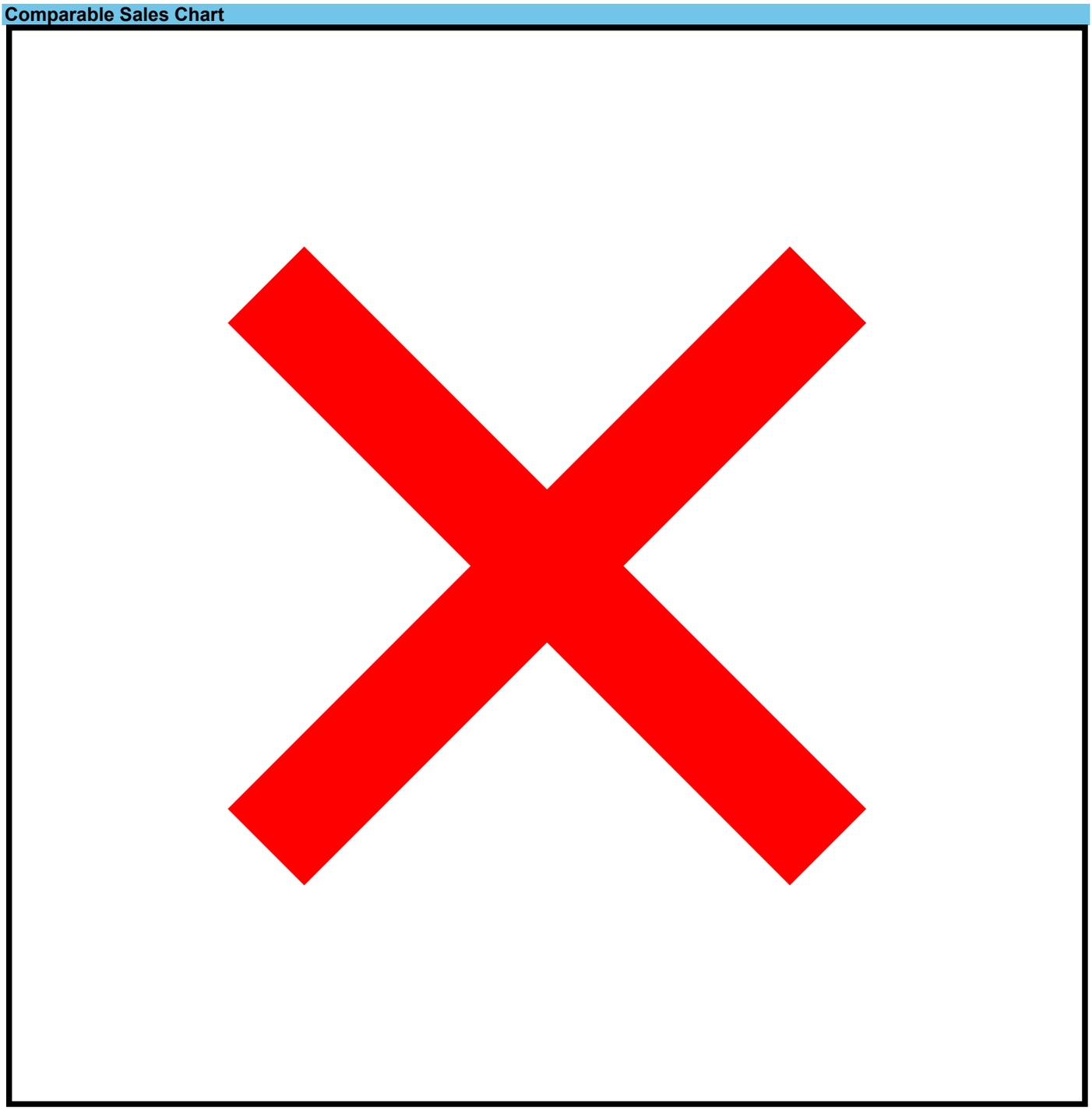
20	.48Mi.	**835-37 26TH ST** **HUNTINGTON, WV 25703-1951**	01/06/2026	$32,000	$15	2088	10/4/2	1900	4,008 SF

APN: 06-05- 32-0184.0000 Document #: 6250002
Document Type: Warranty Deed Price Code: A
Land Use: Duplex (2 units, any combination)
Legal: Block: 324 Abbreviated Description: Block:324 City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON

ICE SiteX Report

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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.

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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.	**2852 OVERLOOK DR**	**12/07/2021**	$44,900	$26,940	912	6/3/1	1920	5,358 SF	
.01Mi.	**2848 OVERLOOK DR**	**11/12/2020**	$44,500	$26,700	852	6/3/1	1900	4,487 SF	
.01Mi.	**2854 OVERLOOK DR**	**09/06/2006**	$51,800	$31,080	1,176	6/3/1	1920	5,358 SF	
.01Mi.	**2846 OVERLOOK DR**	**05/17/2005**	$46,600	$27,960	768	4/2/1	1925	4,661 SF	
.02Mi.	**2856 OVERLOOK DR**	**04/04/2023**	$72,700	$43,620	1,276	6/3/1	1932	5,445 SF	
.02Mi.	**2844 OVERLOOK DR**	**06/26/2018**	$32,700	$19,620	768	5/3/1	1920	4,748 SF	
.02Mi.	**2840 OVERLOOK DR**	**09/16/2016**	$37,700	$22,620	864	6/3/1	1920	4,879 SF	
.03Mi.	**2839 OVERLOOK DR**		$41,500	$24,900	960	5/3/1	1923	5,314 SF	
.03Mi.	**2838 OVERLOOK DR**		$38,400	$23,040	960	6/3/1	1920	6,186 SF	
.03Mi.	**2811 HIDDEN AVE**		$75,800	$45,480	1,738	6/3/2	1986	17,860 SF	
.03Mi.	**2837 OVERLOOK DR**		$50,400	$30,240	1,263	6/3/1	1945	4,922 SF	
.04Mi.	**2835 OVERLOOK DR**		$41,900	$25,140	960	5/3/1	1964	4,922 SF	
.04Mi.	**2836 OVERLOOK DR**	**03/12/2009**	$37,800	$22,680	1,075	7/3/1	1920	6,578 SF	
.04Mi.	**2902 OVERLOOK DR**	**04/09/2012**	$44,000	$26,400	1,076	6/2/1	1920	8,276 SF	
.04Mi.	**2833 OVERLOOK DR**	**03/04/2024**	$39,900	$23,940	918	5/2/1	1950	4,966 SF	
.04Mi.	**101 VALENTIA ST**	**07/29/2014**	$29,000	$17,400	1,188	6/3/1	1947	3,615 SF	

Rent vs. Own

Households Occupied by Renters:	28%	Households Occupied by Owners:	60%

Demographics & Income

Median Age:	38.8 years old	Households:	9,323
Median Household Income:	$61,724	Households w/Family:	60%
Household Income Per Capita:	$38,119	Households w/Family Married:	43%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.70Mi.	**Huntington East Middle School** Number of Students: 546 Student-Teacher Ratio: 9.93	D+	Public	6 - 8
1.65Mi.	**Huntington High School** Number of Students: 1,667 Student-Teacher Ratio: 15.76 Advanced Placement: Yes	C	Public	9 - 12
0.89Mi.	**Explore Academy** Number of Students: 373 Student-Teacher Ratio: 13.81	C	Public	PK - 5

Flood Report

The Subject Property of **2852 OVERLOOK DR, HUNTINGTON, WV 25705-1038** 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	125%	HIGHER
BURGLARY	98%	SIMILAR
MOTOR VEHICLE THEFT	129%	HIGHER
FORCIBLE ROBBERY	99%	SIMILAR
AGGRAVATED ASSAULT	101%	SIMILAR
FORCIBLE RAPE	85%	LOWER
MURDER	101%	SIMILAR
OVERALL	93%	SIMILAR

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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Data deemed reliable, but not guaranteed.

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