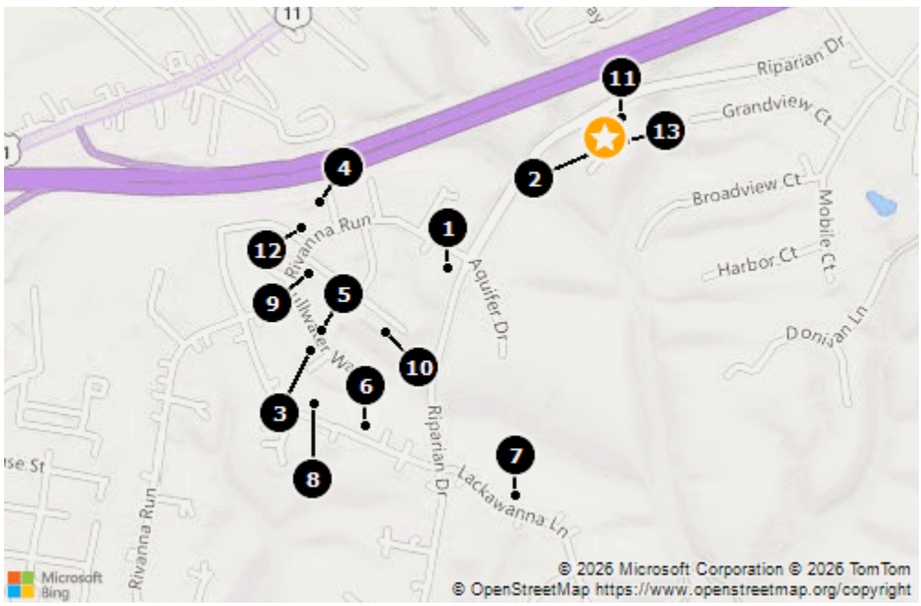
ICE SiteX Report

OrderID: 98729958

SiteX Property Information Report



Subject Property Location

30 SAVAGE CT, FALLING WATERS, WV 25419-1469

County:	**BERKELEY WV**	Census Tract:	540039711.013010
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	02-02- 7K-0031.0000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$296,000**	FSD:	6	Common Confidence Score:	83
Value Range:	$278,240 - $313,760	ICE Confidence Score:	94		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$31,260	Market Land Value:	$52,100	Tax Year:	2025
Assd Improvement:	$111,180	Market Improvment Value:	$185,300	Total Taxable Value:	$1,732
Total Assessed Value:	$142,440	Total Assessor Market Value:	$237,400	Delinquent Year:	
				Tax Account ID:	07241727
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 548 District: 02
Abbreviated Description: .06 AC LOT 548 PHASE 3 BROOKFIELD TH
City/Muni/Twp: FALLING WATERS

Property Characteristics

Lot Size:	2,614 SF	Bedrooms:	3	Pool:	
Building Area:	2112 SF	Baths:	2	Fireplace:	
Year Built:	2016	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Siding (alum/vinyl)
Number of Units:	1	Garage Type:	Underground	Heating:	Central
Number of Stories:	2+B	Number of Cars:	1	A/C:	Central
Style:		Basement:	Finished	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	12/04/2024	Loan Amount:	N/A
Document #:	20240035231 BK-PG 4206-510	Loan Type:	
TD Due Date:	08/01/2046	Type Finance:	

Legal Description:
Lot: 548 Subdivision: PHASE 3 BROOKFIELD TOWNHOMES SUB Sec/Twnship/Range: FALLING WATERS DISTRICT

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG 1144 -611	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 548 District: 02
Abbreviated Description: .06 AC LOT 548 PHASE 3 BROOKFIELD TH
City/Muni/Twp: FALLING WATERS

Area Sales Analysis

Total Area Sales	$4,883,500	Median # of Bedrooms	3
Median Lot Size	3,049 SF	Median # of Baths	2
Median Living Area	2,290 SF	Median Year Built	2011
Price Range - 2 Yrs	$262,000 to $620,000	Age Range	9 years to 20 years
Median Value	$304,000	Median Age	15 years

ICE SiteX Report

OrderID: 98729958

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.26Mi.	**17 RIVANNA RUN** **FALLING WATERS, WV 25419-4285**	10/01/2026	$600,000	$115	5184	8/4/3	2006	22,651 SF	
		APN: 02-02- 7P-0003.0000 Document #: 20260030907 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 258 Section: 1 MapRef: PC 11 SLS 24-31 Sec/Twnship/Range: FALLING WATERS DISTRICT Abbreviated Description: Lot:258 Section:1 Map Ref:PC 11 SLS 24-31Sec/Twnship/Range:FALLING WATERS DISTRICT								
2	.02Mi.	**62 SAVAGE CT** **FALLING WATERS, WV 25419-1469**	09/02/2026	$305,000	$144	2112	7/3/2	2017	1,742 SF	
		APN: 02-02- 7K-0029.0000 Document #: 20260027142 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 530-551 Subdivision: PHASE 3 TOWNHOUSES BROOKFIELD SUB MapRef: PC 17 SL 47&48 Sec/Twnship/Range: FALLING WATERS DISTRICT Abbreviated Description: Lot:530-551 Subdivision:PHASE 3 TOWNHOUSES BROOKFIELD SUB Map Ref:PC 17 SL 47&48Sec/Twnship/Range:FALLING WATERS DISTRICT								
3	.45Mi.	**98 LULLWATER WAY** **FALLING WATERS, WV 25419-4312**	06/18/2026	$283,000	$114	2476	7/3/2	2006	2,178 SF	
		APN: 02-02- 7N-0066.0000 Document #: 20260018985 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 368 Section: I MapRef: PC 12 SL 63 Sec/Twnship/Range: FALLING WATERS DISTRICT Abbreviated Description: Lot:368 Section:I Map Ref:PC 12 SL 63Sec/Twnship/Range:FALLING WATERS DISTRICT								
4	.37Mi.	**37 ERIE PL** **FALLING WATERS, WV 25419-1109**	04/29/2026	$262,000	$181	1440	5/3/2	2013	3,485 SF	
		APN: 02-02- 7J-0051.0000 Document #: 20260013253 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 460 Section: 4 MapRef: PC 16 SLS 14&15 Sec/Twnship/Range: FALLING WATERS DISTRICT Abbreviated Description: Lot:460 Section:4 Map Ref:PC 16 SLS 14&15Sec/Twnship/Range:FALLING WATERS DISTRICT								
5	.42Mi.	**67 LULLWATER WAY** **FALLING WATERS, WV 25419-4338**	04/03/2026	$310,000	$127	2440	7/3/2	2007	3,049 SF	
		APN: 02-02- 7N-0069.0000 Document #: 20260010174 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 391 Section: I MapRef: PC 12 SL 63 Sec/Twnship/Range: FALLING WATERS DISTRICT Abbreviated Description: Lot:391 Section:I Map Ref:PC 12 SL 63Sec/Twnship/Range:FALLING WATERS DISTRICT								
6	.46Mi.	**227 RIPPLING WATERS WAY** **FALLING WATERS, WV 25419-4354**	02/24/2026	$560,000	$141	3968	9/4/3	2010	22,216 SF	
		APN: 02-02- 7P-0069.0000 Document #: 20260005500 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 234 Section: 1 Subdivision: PHASE II BROOKFIELD SUB MapRef: PC 13 SLS 52-54 Sec/Twnship/Range: FALLING WATERS DISTRICT Abbreviated Description: Lot:234 Section:1 Subdivision:PHASE II BROOKFIELD SUB Map Ref:PC 13 SLS 52-54Sec/Twnship/Range:FALLING WATERS DISTRICT								
7	.46Mi.	**105 LACKAWANNA LN** **FALLING WATERS, WV 25419-9415**	01/27/2026	$510,000	$135	3752	8/4/3	2011	24,394 SF	
		APN: 02-02- 7P-0061.0000 Document #: 20260002529 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 123 Section: 1 Subdivision: PHASE II BROOKFIELD SUB MapRef: PC 13 SLS 52-54 Sec/Twnship/Range: FALLING WATERS DISTRICT Abbreviated Description: Lot:123 Section:1 Subdivision:PHASE II BROOKFIELD SUB Map Ref:PC 13 SLS 52-54Sec/Twnship/Range:FALLING WATERS DISTRICT								
8	.49Mi.	**151 RIPPLING WATERS WAY** **FALLING WATERS, WV 25419-4310**	12/29/2025	$620,000	$111	5585	8/4/3	2008	22,216 SF	
		APN: 02-02- 7N-0044.0000 Document #: 20250037037 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 231 Subdivision: PHASE 1 BROOKFIELD SUB MapRef: PC 11 SLS 24-31 Sec/Twnship/Range: FALLING WATERS DISTRICT Abbreviated Description: Lot:231 Subdivision:PHASE 1 BROOKFIELD SUB Map Ref:PC 11 SLS 24-31Sec/Twnship/Range:FALLING WATERS DISTRICT								
9	.41Mi.	**18 GAULEY RIVER PATH** **FALLING WATERS, WV 25419-4388**	12/12/2025	$304,000	$156	1940	8/3/2	2012	3,049 SF	
		APN: 02-02- 7N-0138.0000 Document #: 20250035681 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 402 Section: 2 Subdivision: PHASE 2 BROOKFIELD TOWNHOMES SUB MapRef: PC 15 SLS 71 Sec/Twnship/Range: FALLING WATERS DISTRICT Abbreviated Description: Lot:402 Section:2 Subdivision:PHASE 2 BROOKFIELD TOWNHOMES SUB Map Ref:PC 15 SLS 71Sec/Twnship/Range:FALLING WATERS DISTRICT								
10	.37Mi.	**142 GAULEY RIVER PATH** **FALLING WATERS, WV 25419-4405**	11/24/2025	$282,000	$145	1932	6/3/2	2014	2,178 SF	
		APN: 02-02- 7N-0181.0000 Document #: 20250034000 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 425 Section: 3 MapRef: PC 18 SLS 6&7 Sec/Twnship/Range: FALLING WATERS DISTRICT Abbreviated Description: Lot:425 Section:3 Map Ref:PC 18 SLS 6&7Sec/Twnship/Range:FALLING WATERS DISTRICT								
11	.03Mi.	**13 SAVAGE CT** **FALLING WATERS, WV 25419-1509**	09/23/2025	$289,000	$136	2112	7/3/2	2017	2,614 SF	
		APN: 02-02- 7K-0012.0000 Document #: 20250027581 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 530-551 Subdivision: PHASE 3 TOWNHOUSES BROOKFIELD SUB MapRef: PC 17 SLS 47&48 Sec/Twnship/Range: FALLING WATERS DISTRICT Abbreviated Description: Lot:530-551 Subdivision:PHASE 3 TOWNHOUSES BROOKFIELD SUB Map Ref:PC 17 SLS 47&48Sec/Twnship/Range:FALLING WATERS DISTRICT								
12	.4Mi.	**199 TIDEWATER TER** **FALLING WATERS, WV 25419-4374**	09/18/2025	$283,000	$123	2290	7/3/2	2011	3,049 SF	
		APN: 02-02- 7J-0035.0000 Document #: 20250027230 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 322 Section: 1 MapRef: PC 15 PGS 69&70 Sec/Twnship/Range: FALLING WATERS DISTRICT Abbreviated Description: Lot:322 Section:1 Map Ref:PC 15 PGS 69&70Sec/Twnship/Range:FALLING WATERS DISTRICT								
13	.03Mi.	**35 SAVAGE CT** **FALLING WATERS, WV 25419-1509**	07/16/2025	$275,500	$130	2112	7/3/2	2017	2,614 SF	
		APN: 02-02- 7K-0017.0000 Document #: 20250020289 Document Type: Price Code: R								

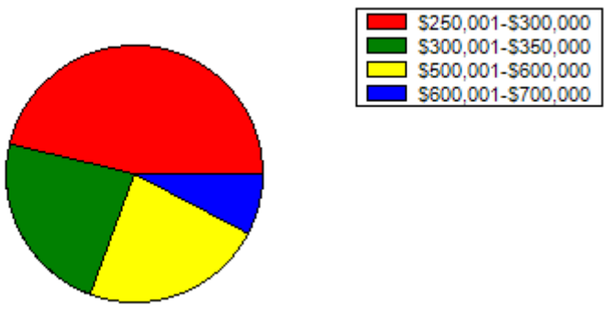
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Land Use: Single Family Residential
Legal: Lot: 530-551 MapRef: PC 17 SLS 47&48 Sec/Twnship/Range: FALLING WATERS DISTRICT Abbreviated Description: Lot:530-551 Map Ref:PC 17 SLS 47&48Sec/Twnship/Range:FALLING WATERS DISTRICT

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.

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.	**30 SAVAGE CT**		$237,400	$142,440	2,112	7/3/2	2016	2,614 SF	
0Mi.	**26 SAVAGE CT**	**07/01/2016**	$219,900	$131,940	1,870	8/4/2	2016	1,742 SF	
.01Mi.	**22 SAVAGE CT**	**09/30/2021**	$247,100	$148,260	2,140	7/4/2	2016	1,742 SF	
.01Mi.	**18 SAVAGE CT**		$219,700	$131,820	1,870	7/3/2	2016	2,614 SF	
.02Mi.	**58 SAVAGE CT**		$220,300	$132,180	1,870	7/3/2	2017	2,614 SF	
.02Mi.	**62 SAVAGE CT**		$239,600	$143,760	2,112	7/3/2	2017	1,742 SF	
.02Mi.	**66 SAVAGE CT**		$220,400	$132,240	1,870	7/3/2	2017	1,742 SF	
.03Mi.	**35 SAVAGE CT**		$239,100	$143,460	2,112	7/3/2	2017	2,614 SF	
.03Mi.	**39 SAVAGE CT**		$219,700	$131,820	1,870	7/3/2	2017	1,742 SF	
.03Mi.	**43 SAVAGE CT**		$239,600	$143,760	2,112	7/3/2	2017	1,742 SF	
.03Mi.	**47 SAVAGE CT**		$221,900	$133,140	1,870	7/3/2	2017	2,614 SF	
.03Mi.	**70 SAVAGE CT**		$239,100	$143,460	2,112	7/3/2	2017	2,614 SF	
.03Mi.	**25 SAVAGE CT**		$217,200	$130,320	1,870	7/3/2	2017	3,049 SF	
.03Mi.	**21 SAVAGE CT**		$241,100	$144,660	2,112	7/3/2	2017	1,742 SF	
.03Mi.	**49 SAVAGE CT**		$235,700	$141,420	2,070	7/3/2	2017	2,614 SF	
.03Mi.	**17 SAVAGE CT**	**04/05/2024**	$252,900	$151,740	1,903	7/3/2	2017	1,742 SF	

Rent vs. Own

Households Occupied by Renters:	10%	Households Occupied by Owners:	84%

Demographics & Income

Median Age:	42.3 years old	Households:	4,293
Median Household Income:	$91,876	Households w/Family:	71%
Household Income Per Capita:	$38,710	Households w/Family Married:	60%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	Berkeley County School District	Students:	20,006
Number of Schools:	33	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.51Mi.	**Spring Mills Middle School** Number of Students: 945 Student-Teacher Ratio: 15.31	C-	Public	6 - 8
3.57Mi.	**Spring Mills High School** Number of Students: 1,544 Student-Teacher Ratio: 16.72 Advanced Placement: Yes	D	Public	9 - 12
3.67Mi.	**Potomack Intermediate School** Number of Students: 871 Student-Teacher Ratio: 17.5	B	Public	3 - 5
0.41Mi.	**Marlowe Elementary School** Number of Students: 293 Student-Teacher Ratio: 14.99	NA	Public	PK - 2

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	97%	SIMILAR
BURGLARY	119%	HIGHER
MOTOR VEHICLE THEFT	107%	SIMILAR
FORCIBLE ROBBERY	117%	HIGHER
AGGRAVATED ASSAULT	76%	NOTABLY LOWER
FORCIBLE RAPE	122%	HIGHER
MURDER	81%	LOWER
OVERALL	91%	LOWER

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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