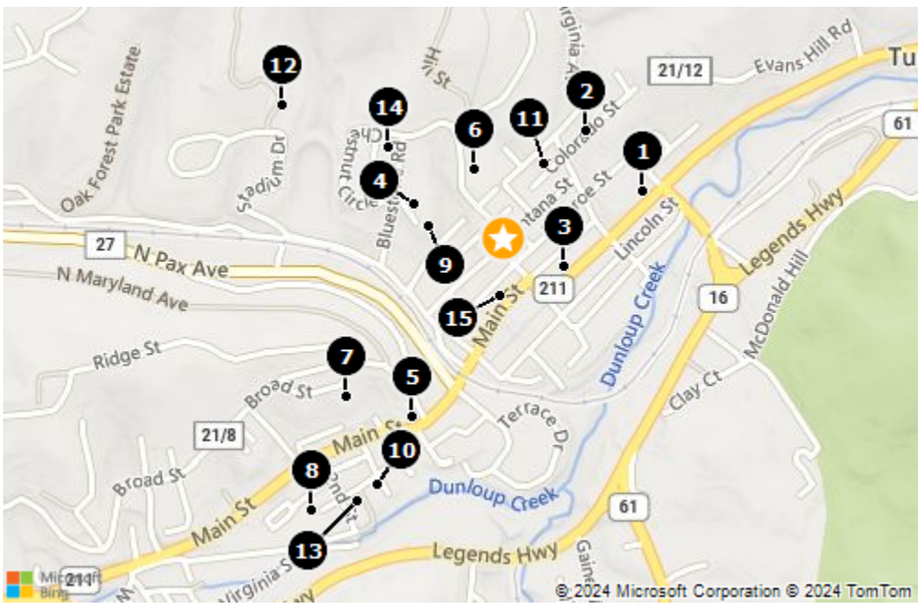
SiteX™ Report

OrderID: 91193375

SiteX Property Information Report



Subject Property Location

325 MONTANA ST, MOUNT HOPE, WV 25880-1143

County:	**FAYETTE WV**	Census Tract:	540190205.001009
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	10-08- 5-0230.0000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$82,000**	FSD:	18
Value Range:	$67,240 - $96,760	Confidence Score:	82

County Tax & Assessment

Assessment Year:	2023	Market Value Year:	2023	Tax Rate Code Area:	
Assd Land Value:	$3,360	Market Land Value:	$5,600	Tax Year:	2023
Assd Improvement:	$31,860	Market Improvment Value:	$53,100	Total Taxable Value:	$574
Total Assessed Value:	$35,220	Total Assessor Market Value:	$58,700	Delinquent Year:	
				Tax Account ID:	06107385
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 47,48 Block: 7 District: 08
Abbreviated Description: PT LOTS 47 48 BLK 7 WARNER 571/398
City/Muni/Twp: MT HOPE

Property Characteristics

Lot Size:	6,011 SF	Bedrooms:	4	Pool:	
Building Area:	2000 SF	Baths:	1	Fireplace:	1
Year Built:	1920	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	8	Ext Walls:	
Number of Units:	1	Garage Type:		Heating:	Central
Number of Stories:	2+B	Number of Cars:		A/C:	Central
Style:	Convention	Basement:	Partial	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/23/2018	Sales Price:	N/A
Document #:	BK-PG 759 -94	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 47,48 Block: 7 District: 08
Abbreviated Description: PT LOTS 47 48 BLK 7 WARNER 571/398
City/Muni/Twp: MT HOPE

Area Sales Analysis

Total Area Sales	$1,143,000	Median # of Bedrooms	3
Median Lot Size	6,839 SF	Median # of Baths	1
Median Living Area	1,608 SF	Median Year Built	1931
Price Range - 2 Yrs	$20,000 to $185,000	Age Range	75 years to 124 years
Median Value	$72,000	Median Age	93 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.18Mi.	**207 MAIN ST** **MOUNT HOPE, WV 25880-1226**	06/08/2022	$36,000	$18	1944	7/5/1	1930	5,663 SF	

APN: 10-08- 6-0098.0000 Document #:
Document Type: Price Code: A

Land Use: Single Family Residential
Legal: Lot: 2 Block: 4 District: 08 Abbreviated Description: District:08 Abbreviated Description:LOT 2 BLK 4 WARNER & PT ABND MADISON ST 419/413 City/Muni/Twp:MT HOPE City/Muni/Twp: MT HOPE

2	.17Mi.	**205 COLORADO ST** **MOUNT HOPE, WV 25880-1206**	06/08/2022	$36,000	$51	696	4/2/1	1939	3,006 SF

APN: 10-08- 5-0211.0000 Document #:
Document Type: Price Code: A
Land Use: Single Family Residential
Legal: Lot: 27 Block: 4 District: 08 Abbreviated Description: District:08 Abbreviated Description:1/2 OF LOT 27 BLK 4 WARNER City/Muni/Twp:MT HOPE City/Muni/Twp: MT HOPE

3	.09Mi.	**312 MADISON ST** **MOUNT HOPE, WV 25880-1104**	05/06/2022	$25,000	$12	1980	9/3/2	1925	5,271 SF

APN: 10-08- 5-0305.0000 Document #:
Document Type: Price Code: A
Land Use: Single Family Residential
Legal: Lot: 6,7 Block: 7 District: 08 Abbreviated Description: Lot:6,7 District:08 Abbreviated Description:PT LOTS 6-7 BLK 7 WARNER City/Muni/Twp:MT HOPE City/Muni/Twp: MT HOPE

4	.12Mi.	**205 BLUESTONE RD** **MOUNT HOPE, WV 25880-1007**	02/17/2022	$46,000	$37	1224	6/3/1	1935	18,077 SF

APN: 10-08- 5-0101.0000 Document #:
Document Type: Price Code: A
Land Use: Single Family Residential
Legal: Lot: 44 District: 08 Abbreviated Description: District:08 Abbreviated Description:LOT 44 FOREST HILLS City/Muni/Twp:MT HOPE City/Muni/Twp: MT HOPE

5	.25Mi.	**515 MAIN ST** **MOUNT HOPE, WV 25880-1022**	01/28/2022	$145,000	$49	2942	7/3/3	1910	8,146 SF

APN: 10-08- 9-0196.0000 Document #:
Document Type: Price Code: A
Land Use: Single Family Residential
Legal: District: 08 Abbreviated Description: District:08 Abbreviated Description:SURF 175/ PT LOT MAIN ST BELOW HOTEL City/Muni/Twp:MT HOPE City/Muni/Twp: MT HOPE

6	.1Mi.	**603 N MOUNTAIN AVE** **MOUNT HOPE, WV 25880-1014**	01/21/2022	$99,000	$75	1313	6/3/1	1937	19,733 SF

APN: 10-08- 5-0126.0000 Document #:
Document Type: Price Code: A
Land Use: Single Family Residential
Legal: Lot: 1 District: 08 Abbreviated Description: District:08 Abbreviated Description:LOT 1 FOREST HILLS 463/753 City/Muni/Twp:MT HOPE City/Muni/Twp: MT HOPE

7	.29Mi.	**702 BROAD ST** **MOUNT HOPE, WV 25880-1305**	11/01/2021	$85,000	$62	1365	6/3/1	1931	6,490 SF

APN: 10-08- 9-0180.0000 Document #:
Document Type: Price Code: A
Land Use: Single Family Residential
Legal: Lot: 94 District: 08 Abbreviated Description: District:08 Abbreviated Description:LOT 94 MHL CO ADD City/Muni/Twp:MT HOPE City/Muni/Twp: MT HOPE

8	.43Mi.	**810 BROWN ST** **MOUNT HOPE, WV 25880-1404**	11/01/2021	$30,000	$19	1540	7/4/2	1920	6,839 SF

APN: 10-08- 9-0430.0000 Document #:
Document Type: Price Code: A
Land Use: Single Family Residential
Legal: Lot: 16 District: 08 Abbreviated Description: District:08 Abbreviated Description:LOT 16 MHL CO ADD 464/157 City/Muni/Twp:MT HOPE City/Muni/Twp: MT HOPE

9	.1Mi.	**201 CHESTNUT CIR** **MOUNT HOPE, WV 25880-**	10/26/2021	$165,000	$51	3187	7/3/2	1948	49,789 SF

APN: 10-08- 5-0103.0000 Document #:
Document Type: Price Code: A
Land Use: Single Family Residential
Legal: Lot: 46 District: 08 Abbreviated Description: District:08 Abbreviated Description:LOT 46 FOREST HILLS City/Muni/Twp:MT HOPE City/Muni/Twp: MT HOPE

10	.35Mi.	**702 2ND ST** **MOUNT HOPE, WV 25880-1428**	09/30/2021	$20,000	$13	1472	5/3/1	1900	2,657 SF

APN: 10-08- 9-0409.0001 Document #:
Document Type: Price Code: A
Land Use: Single Family Residential
Legal: District: 08 Abbreviated Description: District:08 Abbreviated Description:PT LOT SECOND ST 44' X 60' City/Muni/Twp:MT HOPE City/Muni/Twp: MT HOPE

11	.11Mi.	**307 COLORADO ST** **MOUNT HOPE, WV 25880-1114**	09/15/2021	$30,000	$35	840	5/3/1	1938	6,011 SF

APN: 10-08- 5-0201.0000 Document #:
Document Type: Price Code: A
Land Use: Single Family Residential
Legal: Lot: 60,61 Block: 7 District: 08 Abbreviated Description: Lot:60,61 District:08 Abbreviated Description:PT LOTS 60-61 BLK 7 WARNER 339/28 339/34 City/Muni/Twp:MT HOPE City/Muni/Twp: MT HOPE

12	.33Mi.	**709 STADIUM DR** **MOUNT HOPE, WV 25880-1017**	07/20/2021	$185,000	$63	2936	10/4/2	1949	54,450 SF

APN: 10-08- 5-0007.0000 Document #:
Document Type: Price Code: A
Land Use: Single Family Residential
Legal: Lot: 13-28 District: 08 Abbreviated Description: District:08 Abbreviated Description:LOT 13-28 FOREST HILLS 506/669 City/Muni/Twp:MT HOPE City/Muni/Twp: MT HOPE

13	.38Mi.	**712 2ND ST** **MOUNT HOPE, WV 25880-1437**	06/22/2021	$85,000	$52	1608	8/3/1	1911	2,265 SF

APN: 10-08- 9-0419.0000 Document #:
Document Type: Price Code: A
Land Use: Single Family Residential
Legal: Lot: 48 District: 08 Abbreviated Description: District:08 Abbreviated Description:LOT 48 1/2 SECOND ST City/Muni/Twp:MT HOPE City/Muni/Twp: MT HOPE

14	.19Mi.	**218 BLUESTONE RD** **MOUNT HOPE, WV 25880-1008**	05/28/2021	$72,000	$39	1807	7/3/1	1935	9,104 SF

APN: 10-08- 5-0069.0000 Document #:
Document Type: Price Code: A
Land Use: Single Family Residential
Legal: Lot: 35 District: 08 Abbreviated Description: District:08 Abbreviated Description:LOT 35 FOREST HILLS City/Muni/Twp:MT HOPE City/Muni/Twp: MT HOPE

15	.07Mi.	**409 MAIN ST** **MOUNT HOPE, WV 25880-1107**	05/26/2021	$84,000	$26	3205	11/4/1	1911	11,979 SF

APN: 10-08- 5-0298.0000 Document #:

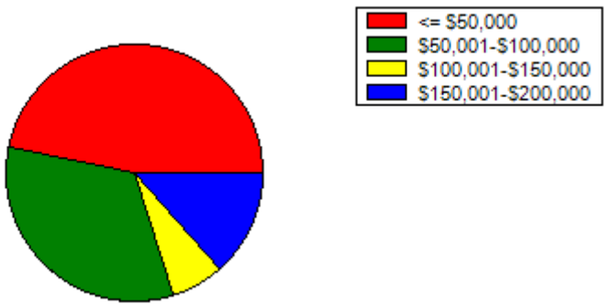
SiteX™ Report

OrderID: 91193375

Document Type: Price Code: A
Land Use: Single Family Residential
Legal: Lot: 4,5 Block: 8 District: 08 Abbreviated Description: Lot:4,5 District:08 Abbreviated Description:LOTS 4 5 BLK 8 WARNER R/S City/Muni/Twp:MT HOPE City/Muni/Twp: MT HOPE

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.	**325 MONTANA ST**	**01/23/2018**	$58,700	$35,220	2,000	8/4/1	1920	6,011 SF	
.01Mi.	**305 N MOUNTAIN AVE**		$31,400	$18,840	1,355	7/3/1	1920	6,011 SF	
.02Mi.	**205 N MOUNTAIN AVE**		$50,900	$30,540	1,650	7/3/1	1900	6,011 SF	
.02Mi.	**321 MONTANA ST**	**03/02/1999**	$62,700	$37,620	2,812	9/4/2	1900	11,979 SF	
.03Mi.	**323 MONROE ST**	**08/28/2001**	$34,900	$20,940	1,154	6/3/1	1920	6,011 SF	
.03Mi.	**302 N MOUNTAIN AVE**	**05/14/2020**	$61,400	$36,840	1,900	8/4/1	1911	6,011 SF	
.03Mi.	**201 N MOUNTAIN AVE**	**04/04/2008**	$79,900	$47,940	2,845	8/4/1	1921	6,011 SF	
.03Mi.	**304 N MOUNTAIN AVE**	**06/09/1995**	$34,700	$20,820	1,190	6/3/1	1929	6,011 SF	
.03Mi.	**206 N MOUNTAIN AVE**	**12/22/2020**	$55,800	$33,480	2,016	7/3/1	1900	5,009 SF	
.03Mi.	**321 MONROE ST**	**02/04/2015**	$46,300	$27,780	1,299	6/3/1	1920	6,011 SF	
.04Mi.	**401 COLORADO ST**	**06/26/2020**	$44,500	$26,700	2,588	6/2/2	1900	6,011 SF	
.04Mi.	**403 MONROE ST**	**09/16/2011**	$53,600	$32,160	1,594	8/4/2	1910	7,318 SF	
.04Mi.	**325 COLORADO ST**	**07/11/2002**	$74,400	$44,640	2,048	8/4/2	1931	6,011 SF	
.04Mi.	**317 MONTANA ST**	**09/07/2011**	$30,400	$18,240	1,598	7/3/1	1900	11,979 SF	
.04Mi.	**319 MONROE ST**	**06/05/2009**	$16,400	$9,840	616	5/2/1	1916	6,011 SF	
.04Mi.	**405 COLORADO ST**	**02/15/2022**	$21,800	$13,080	840	5/3/1	1900	6,011 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

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

8/14/2022 - Severe Storm,Floods,Mudslides

SiteX™ Report

OrderID: 91193375

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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