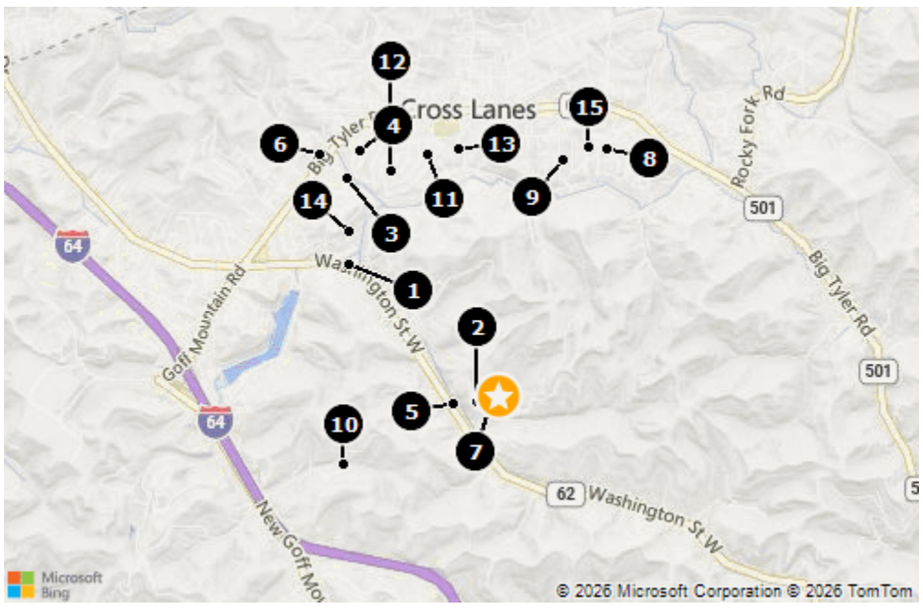
ICE SiteX Report

OrderID: 98190615

SiteX Property Information Report



Subject Property Location

32 WELLINGTON WAY, CROSS LANES, WV 25313-2093

County:	**KANAWHA WV**	Census Tract:	540390105.002012
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	20-25- 22R-0049.0000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$259,000**	FSD:	16	Common Confidence Score:	51
Value Range:	$217,560 - $300,440	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$21,060	Market Land Value:	$35,100	Tax Year:	2025
Assd Improvement:	$88,140	Market Improvment Value:	$146,900	Total Taxable Value:	$1,376
Total Assessed Value:	$109,200	Total Assessor Market Value:	$182,000	Delinquent Year:	
				Tax Account ID:	07352125
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 48 District: 25
Abbreviated Description: LT 48 OLDE ENGLISH VILLAGE
City/Muni/Twp: UNION

Property Characteristics

Lot Size:	12,023 SF	Bedrooms:	4	Pool:	
Building Area:	1960 SF	Baths:	2	Fireplace:	1
Year Built:	1979	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Masonry
Number of Units:	1	Garage Type:		Heating:	Central
Number of Stories:	2	Number of Cars:		A/C:	Central
Style:	Colonial	Basement:		Roof Cover:	
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	12/20/2024	Loan Amount:	N/A
Document #:	47250875 BK-PG -	Loan Type:	FHA
TD Due Date:	01/01/2064	Type Finance:	FIX

Legal Description:
Lot: 48

Mortgage Record

Recording Date:	10/04/2024	Loan Amount:	N/A
Document #:	47140394 BK-PG -	Loan Type:	FHA
TD Due Date:	01/01/2046	Type Finance:	FIX

Legal Description:
Lot: 48

Prior Transfer

Recording Date:	12/16/2022	Sales Price:	N/A
Document #:	31520050 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	12/02/2022		
Document Type:			

Legal Description:
Lot: 48 Subdivision: OLDE ENGLISH VG

ICE SiteX Report

OrderID: 98190615

Prior Transfer

Recording Date:	12/02/2022	Sales Price:	N/A
Document #:	BK-PG 3152 -0050	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 48 District: 25
Abbreviated Description: LT 48 OLDE ENGLISH VILLAGE
City/Muni/Twp: UNION

Prior Transfer

Recording Date:	12/23/2015	Sales Price:	$149,500
Document #:	2929457 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	12/14/2015		
Document Type:			

Legal Description:
Lot: 48
Abbreviated Description: OLDE ENGLISH VIL PH2; LOT:48

Prior Transfer

Recording Date:	07/25/2005	Sales Price:	$170,000
Document #:	BK-PG 2636-488	Type of Sale:	Full Amount on Deed
Contract Date:	07/22/2005		
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$3,592,909	Median # of Bedrooms	3
Median Lot Size	10,803 SF	Median # of Baths	2
Median Living Area	1,709 SF	Median Year Built	1978
Price Range - 2 Yrs	$120,000 to $389,000	Age Range	23 years to 61 years
Median Value	$229,000	Median Age	48 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.01Mi.	**5043 SAINT PATRICK CIR** **CROSS LANES, WV 25313-1519**	08/03/2026	$120,000	$104	1152	5/2/1	1978	1,002 SF	
		APN: 20-25- 22T-0071.0000 Document #: 4189612 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 126 Subdivision: SHAMROCK VILLAGE Abbreviated Description: Lot:126 Subdivision:SHAMROCK VILLAGE								
2	.1Mi.	**4926 DEMPSEY DR** **CROSS LANES, WV 25313-2002**	07/20/2026	$275,000	$160	1709	6/3/2	1977	23,479 SF	
		APN: 20-25- 22R-0018.0000 Document #: 4187125 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 24 Subdivision: OLDE ENGLISH VILLAGE Abbreviated Description: Lot:24 Subdivision:OLDE ENGLISH VILLAGE								
3	1.35Mi.	**5131 VILLA PIKE** **CROSS LANES, WV 25313-1153**	07/16/2026	$136,509	$129	1056	4/2/1	1981	1,525 SF	
		APN: 20-25- 22P-0028.0000 Document #: 4186580 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: F Subdivision: VILLA PIKE TOWNHOUSE Abbreviated Description: Lot:F Subdivision:VILLA PIKE TOWNHOUSE								
4	1.43Mi.	**5401 KAREN CIR** **CROSS LANES, WV 25313-1124**	07/08/2026	$202,000	$120	1674	7/4/2	1966	8,407 SF	
		APN: 20-25- 22A-0110.0000 Document #: 4183695 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11 Subdivision: A WEST GATE SD Abbreviated Description: Lot:11 Subdivision:A WEST GATE SD								
5	.22Mi.	**4944 WASHINGTON ST W** **CROSS LANES, WV 25313-2000**	06/30/2026	$225,000	$116	1932	7/4/2	1976	19,210 SF	
		APN: 20-25- 22R-0038.0000 Document #: 4182369 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Subdivision: OLDE ENGLISH VILLAGE Abbreviated Description: Lot:10 Subdivision:OLDE ENGLISH VILLAGE								
6	1.52Mi.	**5206 HAMMONS DR** **CROSS LANES, WV 25313-1107**	05/06/2026	$259,000	$131	1974	6/3/1	1965	13,199 SF	
		APN: 20-25- 22A-0045.0000 Document #: 4173395 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: G C ALDERSON ADDN Abbreviated Description: Subdivision:G C ALDERSON ADDN								
7	.09Mi.	**5012 DEMPSEY DR** **CROSS LANES, WV 25313-2004**	04/29/2026	$345,000	$93	3700	10/4/2	1981	12,937 SF	
		APN: 20-25- 22R-0064.0000 Document #: 4172050 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 63 Subdivision: OLDE ENGLISH VILLAGE Abbreviated Description: Lot:63 Subdivision:OLDE ENGLISH VILLAGE								
8	1.37Mi.	**5502 LYNNWOOD DR** **CROSS LANES, WV 25313-1967**	02/10/2026	$132,500	$138	960	6/2/1	1979	2,744 SF	
		APN: 20-25- 22N-0078.0003 Document #: 4157665 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
9	1.24Mi.	**5110 RIDGECROSS DR** **CROSS LANES, WV 25313-1714**	01/12/2026	$191,900	$157	1215	5/3/2	1971	10,890 SF	
		APN: 20-25- 22N-0017.0012 Document #: 4153769 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 45 Subdivision: MATTHEWS BABY FARMS Abbreviated Description: Lot:45 Subdivision:MATTHEWS BABY FARMS								
10	.86Mi.	**215 MAJESTIC DR** **CROSS LANES, WV 25313-1436**	12/29/2025	$289,000	$194	1486	6/3/3	1994	11,151 SF	
		APN: 20-25- 28C-0040.0000 Document #: 4151601 Document Type: Price Code: D								

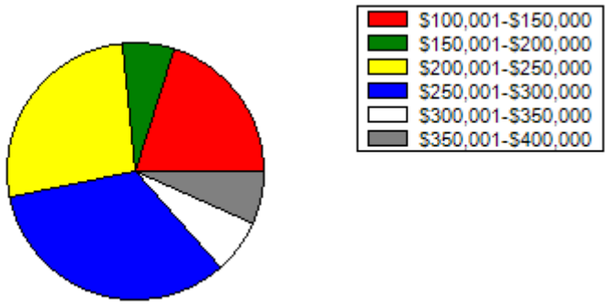
ICE SiteX Report

OrderID: 98190615

	Land Use: Single Family Residential Legal: Lot: 39 Section: 2 Subdivision: MAJESTIC HEIGHTS S Abbreviated Description: Lot:39 Section:2 Subdivision:MAJESTIC HEIGHTS S								
11	1.27Mi.	**5321 BENTBROOK RD** **CROSS LANES, WV 25313-1722**	12/17/2025	$225,000	$111	2012	6/3/2	1975	8,015 SF
	APN: 20-25- 22Q-0006.0000 Document #: 4150414 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Subdivision: A WEST BROOK SD Abbreviated Description: Lot:6 Subdivision:A WEST BROOK SD								
12	1.27Mi.	**5316 ASHBROOK RD** **CROSS LANES, WV 25313-1721**	12/02/2025	$389,000	$147	2630	8/4/3	1979	9,017 SF
	APN: 20-25- 22Q-0135.0000 Document #: 4147983 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 84 Subdivision: B WESTBROOK SD Abbreviated Description: Lot:84 Subdivision:B WESTBROOK SD								
13	1.27Mi.	**5113 HOPEWELL DR** **CROSS LANES, WV 25313-1707**	10/29/2025	$229,000	$148	1542	5/3/1	1967	10,803 SF
	APN: 20-25- 22L-0009.0006 Document #: 4143544 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Abbreviated Description: Lot:7								
14	1.12Mi.	**14 PERKINS WAY** **CROSS LANES, WV 25313-1281**	09/10/2025	$298,000	$164	1817	6/3/2	2003	11,848 SF
	APN: 20-25- 22P-0068.0000 Document #: 4133457 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Subdivision: PERKINS PLACE SD Abbreviated Description: Lot:7 Subdivision:PERKINS PLACE SD								
15	1.34Mi.	**5113 JASON DR** **CROSS LANES, WV 25313-1909**	08/06/2025	$276,000	$125	2207	7/3/2	1978	8,886 SF
	APN: 20-25- 22N-0050.0005 Document #: 33350252 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 16 Subdivision: WOODSVALE SD Abbreviated Description: Lot:16 Subdivision:WOODSVALE SD								

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.	**32 WELLINGTON WAY**	**12/02/2022**	$182,000	$109,200	1,960	8/4/2	1979	12,023 SF	
.02Mi.	**5003 DEMPSEY DR**	**11/15/2021**	$228,800	$137,280	2,140	8/4/3	1999	17,468 SF	
.02Mi.	**48 WELLINGTON WAY**		$193,500	$116,100	2,556	8/4/2	1977	13,416 SF	
.03Mi.	**86 WELLINGTON WAY**	**02/16/2024**	$195,800	$117,480	2,844	10/5/2	1979	14,941 SF	
.03Mi.	**5001 DEMPSEY DR**	**02/24/2017**	$276,200	$165,720	3,562	9/5/3	1981	17,424 SF	
.03Mi.	**4939 DEMPSEY DR**	**03/18/2013**	$202,800	$121,680	1,792	8/5/2	1979	13,983 SF	
.03Mi.	**35 WELLINGTON WAY**		$194,500	$116,700	3,128	8/4/2	1979	15,987 SF	
.04Mi.	**5016 DEMPSEY DR**	**08/26/2016**	$211,400	$126,840	2,536	8/4/2	1979	15,987 SF	
.05Mi.	**5002 DEMPSEY DR**		$164,500	$98,700	1,836	8/4/2	1979	13,504 SF	
.05Mi.	**5006 DEMPSEY DR**		$184,100	$110,460	2,514	7/4/2	1979	12,023 SF	
.06Mi.	**104 WELLINGTON WAY**	**09/11/2020**	$203,000	$121,800	3,560	8/3/3	1979	17,685 SF	
.06Mi.	**6 THREE ISLAND DR**		$211,000	$126,600	2,784	7/4/2	1979	12,632 SF	
.06Mi.	**22 THREE ISLAND DR**		$164,300	$98,580	2,060	10/4/2	1979	12,720 SF	
.06Mi.	**83 WELLINGTON WAY**	**12/16/2022**	$246,900	$148,140	2,944	8/4/2	1980	12,981 SF	
.06Mi.	**101 WELLINGTON WAY**	**12/13/2017**	$46,800	$28,080	2,024	6/5/3	1979	13,504 SF	
.07Mi.	**4936 DEMPSEY DR**		$202,200	$121,330	2,492	6/3/2	1977	13,416 SF	

Rent vs. Own

Households Occupied by Renters:	21%	Households Occupied by Owners:	69%

ICE SiteX Report

OrderID: 98190615

Demographics & Income

Median Age:	44.4 years old	Households:	5,118
Median Household Income:	$71,808	Households w/Family:	65%
Household Income Per Capita:	$38,203	Households w/Family Married:	55%
Most Common Education Level:	High School Graduate	Households w/Family Children:	22%

School District

School District Zone:	Kanawha County School District	Students:	23,085
Number of Schools:	63	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.28Mi.	**Nitro High School** Number of Students: 818 Student-Teacher Ratio: 20.45 Advanced Placement: Yes	D	Public	9 - 12
1.41Mi.	**Cross Lanes Elementary School** Number of Students: 294 Student-Teacher Ratio: 13.36	B	Public	PK - 5
1.35Mi.	**Andrew Jackson Middle School** Number of Students: 488 Student-Teacher Ratio: 15.74	A-	Public	6 - 8

Flood Report

The Subject Property of **32 WELLINGTON WAY, CROSS LANES, WV 25313-2093** 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	108%	SIMILAR
BURGLARY	104%	SIMILAR
MOTOR VEHICLE THEFT	111%	HIGHER
FORCIBLE ROBBERY	93%	SIMILAR
AGGRAVATED ASSAULT	61%	NOTABLY LOWER
FORCIBLE RAPE	74%	NOTABLY LOWER
MURDER	96%	SIMILAR
OVERALL	80%	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.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.