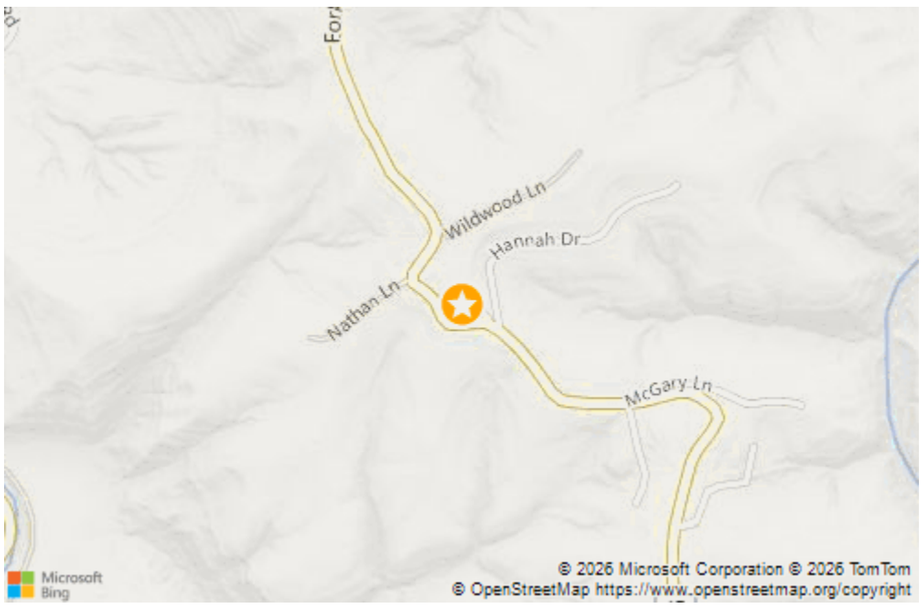
ICE SiteX Report

OrderID: 98730134

SiteX Property Information Report



Subject Property Location

3384 FORK RIDGE RD, MOUNDSVILLE, WV 26041-3226

County:	**MARSHALL WV**	Census Tract:	540510209.003007
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	25-04- 4-0058.0013	Thomas Bros Pg-Grid:	

Valuation

Value:	**$207,000**	FSD:	26	Common Confidence Score:	28
Value Range:	$153,180 - $260,820	ICE Confidence Score:	74		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$7,500	Market Land Value:	$12,500	Tax Year:	2025
Assd Improvement:	$82,320	Market Improvment Value:	$137,200	Total Taxable Value:	$891
Total Assessed Value:	$89,820	Total Assessor Market Value:	$149,700	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 04
Abbreviated Description: 2.11 A FORK RIDGE LESS ALL MINERALS
City/Muni/Twp: CLAY DIST

Property Characteristics

Lot Size:	2.110 AC	Bedrooms:	2	Pool:	
Building Area:	1740 SF	Baths:	2	Fireplace:	
Year Built:	1985	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:	Other	Basement:	No	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/26/2022	Sales Price:	N/A
Document #:	1495513 BK-PG 1050-121	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	10/28/2021	Loan Amount:	N/A
Document #:	1482393 BK-PG 1089-206	Loan Type:	Stand Alone Refi
TD Due Date:	11/01/2051	Type Finance:	
Legal Description:			
City/Muni/Twp: MOUNDSVILLE			

Prior Transfer

Recording Date:	10/07/2019	Sales Price:	N/A
Document #:	1459917 BK-PG 951-308	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	10/04/2019	Loan Amount:	N/A
Document #:	1459887 BK-PG 1050-121	Loan Type:	Stand Alone Refi
TD Due Date:	11/01/2049	Type Finance:	

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Legal Description:
City/Muni/Twp: MOUNDSVILLE

Prior Transfer

Recording Date:	11/17/2014	Sales Price:	$158,000
Document #:	BK-PG 843 -491	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 04
Abbreviated Description: 2.11 A FORK RIDGE LESS ALL MINERALS
City/Muni/Twp: CLAY DIST

Mortgage Record

Recording Date:	11/07/2014	Loan Amount:	N/A
Document #:	1369142 BK-PG 0951-0308	Loan Type:	VA
TD Due Date:	12/01/2044	Type Finance:	

Legal Description:
District: 04 Subdivision: FORK RIDGE
City/Muni/Twp: CLAY

Prior Transfer

Recording Date:	11/07/2014	Sales Price:	$158,000
Document #:	1369141 BK-PG 0843 -0491	Type of Sale:	Full Amount on Deed
Contract Date:	11/07/2014		
Document Type:			

Legal Description:
District: 04
City/Muni/Twp: CLAY

No Comparable Sales Found

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.	**3384 FORK RIDGE RD**	**11/17/2014**	$149,700	$89,820	1,740	6/2/2	1985	2 SF	
.06Mi.	**21 HANNAH DR**		$91,600	$55,040	1,040	5/3/1	1979	1 SF	
.09Mi.	**3410 FORK RIDGE RD**		$92,900	$55,820	1,040	5/3/1	1978	1 SF	
.1Mi.	**40 WILDWOOD LN**	**11/19/2021**	$123,500	$74,100	1,260	5/3/1	1965	30,492 SF	
.13Mi.	**3144 FORK RIDGE RD**		$105,800	$63,530	1,236	6/3/2	1967	31,494 SF	
.14Mi.	**3428 BOX 74D FRK**	**02/02/2022**	$144,100	$86,460	3,520	13/5/2	1907	4 SF	
.14Mi.	**108 WILDWOOD LN**		$189,500	$113,700	1,292	7/3/2	2012	33,106 SF	
.14Mi.	**3485 FORK RIDGE RD**	**06/14/2017**	$170,300	$102,180	2,384	7/3/1	1982	36,590 SF	
.15Mi.	**3460 FORK RIDGE RD**		$105,100	$63,120	1,188	5/3/1	1996	41,077 SF	
.15Mi.	**3126 FORK RIDGE RD**		$94,400	$56,640	1,120	6/3/1	1965	30,187 SF	
.16Mi.	**140 WILDWOOD LN**		$258,400	$155,040	2,067	6/3/2	2016	33,890 SF	
.17Mi.	**3108 FORK RIDGE RD**		$108,300	$65,080	1,092	5/3/1	1968	27,617 SF	
.18Mi.	**3389 FORK RIDGE RD**		$238,900	$143,340	2,036	7/3/2	2004	28 SF	
.19Mi.	**3096 FORK RIDGE RD**	**10/05/2011**	$160,300	$96,190	2,392	4/2/1	1958	1 SF	
.25Mi.	**216 WILDWOOD LN**		$176,900	$107,360	2,024	7/4/2	1977	19 SF	
.38Mi.	**185 WILDWOOD LN**	**10/24/2022**	$170,100	$103,410	1,947	7/3/1	1977	22 SF	

Rent vs. Own

Households Occupied by Renters:	20%	Households Occupied by Owners:	69%

Demographics & Income

Median Age:	44.9 years old	Households:	5,828
Median Household Income:	$54,610	Households w/Family:	66%
Household Income Per Capita:	$32,170	Households w/Family Married:	43%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Marshall County School District	Students:	4,134
Number of Schools:	13	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.12Mi.	**Central Elementary School**	D+	Public	3 - 5
Number of Students: 260				
Student-Teacher Ratio: 9.92				
3.40Mi.	**Moundsville Middle School**	F	Public	6 - 8
Number of Students: 452				
Student-Teacher Ratio: 12.32				

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2.98Mi. **McNinch Primary School** Number of Students: 357 Student-Teacher Ratio: 12.16		NA	Public	PK - 2
4.77Mi. **John Marshall High School** Number of Students: 1,048 Student-Teacher Ratio: 11.24 Advanced Placement: Yes		C+	Public	9 - 12

Flood Report

The Subject Property of **3384 FORK RIDGE RD, MOUNDSVILLE, WV 26041-3226** 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	131%	NOTABLY HIGHER
BURGLARY	124%	HIGHER
MOTOR VEHICLE THEFT	129%	HIGHER
FORCIBLE ROBBERY	100%	SIMILAR
AGGRAVATED ASSAULT	107%	SIMILAR
FORCIBLE RAPE	124%	HIGHER
MURDER	105%	SIMILAR
OVERALL	111%	HIGHER

Disaster Alerts

1/23/2026 - Severe Winter Storm

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