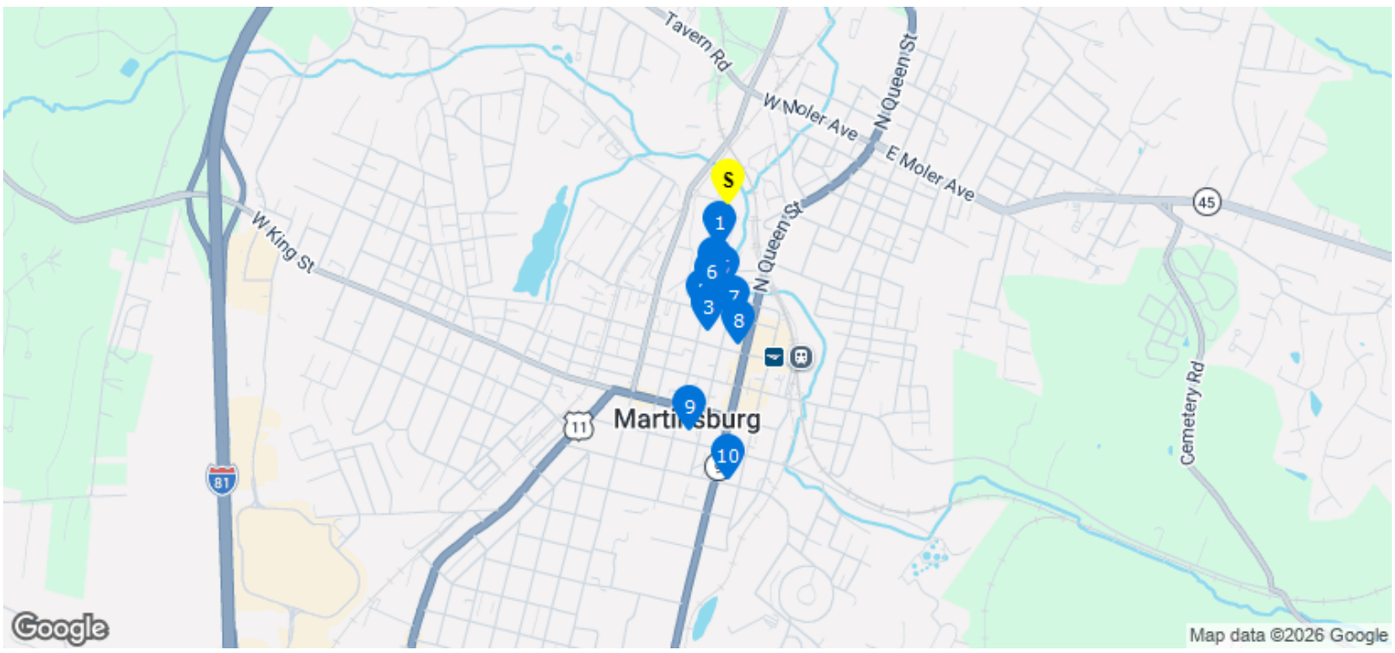
ICE SiteX Report

OrderID: 98775504

SiteX Property Information Report



Subject Property Location

404 BOYD AVE, MARTINSBURG, WV 25401-3418

County:	**BERKELEY WV**	Census Tract:	9716.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	02-06- 5-0032.0000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$232,000**	FSD:	21	Common Confidence Score:	35
Value Range:	$183,280 - $280,720	ICE Confidence Score:	79		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$22,860	Market Land Value:	$38,100	Tax Year:	2026
Assd Improvement:	$62,760	Market Improvment Value:	$104,600	Total Taxable Value:	$1,018
Total Assessed Value:	$85,620	Total Assessor Market Value:	$142,700	Delinquent Year:	
				Tax Account ID:	06142667
				Homeowner's Exemption:	
				Tax Exemptions:	DB

Assessment Legal Description

Lot: 21 District: 06 Subdivision: B2 OF

Abbreviated Description:	LT B2 OF SD LT 21 ASPEN HALL FARM .41 BOYD AVE .41 ACRE
City/Muni/Twp:	MARTINSBURG

Property Characteristics

Lot Size:	21,911 SF	Bedrooms:	3	Pool:	
Building Area:	1404 SF	Baths:	2	Fireplace:	1
Year Built:	1984	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Brick
Number of Units:	1	Garage Type:		Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:	Ranch\Rambler	Basement:		Roof Cover:	
		Foundation:	Crawl/Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/30/2026	Sales Price:	N/A
Document #:	20260030671 BK-PG 4243-52	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	07/16/2026	Sales Price:	$276,375
Document #:	20260021860 BK-PG 4243-52	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	04/07/2025	Sales Price:	$269,922
Document #:	20250009172 BK-PG 4137-52	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	03/27/2025	Loan Amount:	N/A
Document #:	20250008296 BK-PG 4243-52	Loan Type:	VA Loan (Veteran's Administration)

ICE SiteX Report

OrderID: 98775504

Contract Date:	03/21/2025		
TD Due Date:	04/01/2055	Type Finance:	

Legal Description:
Subdivision: ASPEN HALL FARM SUB Map Ref: 0 Sec/Twnship/Range: MARTINSBURG DISTRICT

Prior Transfer

Recording Date:	06/12/2024	Sales Price:	N/A
Document #:	20240017680 BK-PG 3965-522	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	06/03/2024	Loan Amount:	N/A
Document #:	20240016668 BK-PG 4137-52	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	05/25/2024		
TD Due Date:	06/01/2054	Type Finance:	

Legal Description:
Subdivision: ASPEN HALL FARM SUB Map Ref: 0 Sec/Twnship/Range: MARTINSBURG DISTRICT

Prior Transfer

Recording Date:	11/01/2022	Sales Price:	N/A
Document #:	20220038304 BK-PG 3831-591	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	10/27/2022	Loan Amount:	N/A
Document #:	20220037858 BK-PG 3965-522	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	10/17/2022		
TD Due Date:	11/01/2052	Type Finance:	Fixed Rate

Legal Description:
Subdivision: ASPEN HALL FARM SUB Map Ref: 0 Sec/Twnship/Range: MARTINSBURG DISTRICT

Prior Transfer

Recording Date:	01/03/2022	Sales Price:	N/A
Document #:	20220000170 BK-PG 3465-96	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	12/15/2021	Loan Amount:	N/A
Document #:	20210046662 BK-PG 3831-591	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	12/10/2021		
TD Due Date:	01/01/2052	Type Finance:	Fixed Rate

Legal Description:
Map Ref: 0
Abbreviated Description: MARTINSBURG DISTRICT

Prior Transfer

Recording Date:	03/02/2020	Sales Price:	N/A
Document #:	20200006026 BK-PG 3244-657	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	02/18/2020	Loan Amount:	N/A
Document #:	20200004496 BK-PG 3465-96	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	02/05/2020		
TD Due Date:	03/01/2050	Type Finance:	Fixed Rate

Legal Description:
Subdivision: ASPEN HALL FARM SUB Map Ref: 0
Abbreviated Description: MARTINSBURG DISTRICT

Prior Transfer

Recording Date:	03/23/2018	Sales Price:	N/A
Document #:	20180010303 BK-PG 2587-287	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	03/14/2018	Loan Amount:	N/A
Document #:	20180009498 BK-PG 3244-657	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	03/03/2018		
TD Due Date:	04/01/2033	Type Finance:	

Legal Description:
Map Ref: 0
City/Muni/Twp: MARTINSBURG

Mortgage Record

Recording Date:	10/03/2011	Loan Amount:	N/A
Document #:	20110043213 BK-PG 2587-287	Loan Type:	Future Advance Clause/Open End Mortgage
Contract Date:	09/16/2011		
TD Due Date:		Type Finance:	VAR

Legal Description:
District: MARTINS Subdivision: ASPEN HALL FARM Map Ref: 0

ICE SiteX Report

OrderID: 98775504

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG 415-26	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
District: 06 Subdivision: B2 OF
Abbreviated Description: LT B2 OF SD LT 21 ASPEN HALL FARM .41 BOYD AVE .41 ACRE
City/Muni/Twp: MARTINSBURG

Area Sales Analysis

Total Area Sales	$1,939,300	Median # of Bedrooms	3
Median Lot Size	5,075 SF	Median # of Baths	1
Median Living Area	1,662 SF	Median Year Built	1914
Price Range - 2 Yrs	$133,500 to $294,000	Age Range	76 years to 136 years
Median Value	$186,650	Median Age	112 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.12Mi.	**360 BOYD AVE** **MARTINSBURG, WV 25401-3420**	03/09/2026	$211,500	$253	836	5/2/1	1950	19,994 SF	
		APN: 02-06- 10-0277.0000 Document #: 20260007135 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 5 Section: B MapRef: DB 131 PG 471 Sec/Twnship/Range: MARTINSBURG DISTRICT Abbreviated Description: Lot:5 Section:B Map Ref:DB 131 PG 471Sec/Twnship/Range:MARTINSBURG DISTRICT								
2	.18Mi.	**116 FIVE POINT AVE** **MARTINSBURG, WV 25404-0021**	09/29/2026	$120,000	$102	1176	6/2/1	1890	3,006 SF	
		APN: 02-06- 5-0049.0000 Document #: 20260030188 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: MapRef: DB 553 PG 641 Sec/Twnship/Range: MARTINSBURG DISTRICT Abbreviated Description: Map Ref:DB 553 PG 641Sec/Twnship/Range:MARTINSBURG DISTRICT								
3	.18Mi.	**122 FIVE POINT AVE** **MARTINSBURG, WV 25404-0021**	07/01/2026	$85,000	$80	1056	6/3/1	1930	1,437 SF	
		APN: 02-06- 5-0047.0001 Document #: 20260020462 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: MapRef: DB 381 PG 543 Sec/Twnship/Range: MARTINSBURG DISTRICT Abbreviated Description: Map Ref:DB 381 PG 543Sec/Twnship/Range:MARTINSBURG DISTRICT								
4	.24Mi.	**702 BOSTON ST** **MARTINSBURG, WV 25401-2808**	03/27/2026	$329,000	$147	2240	7/3/3		6,403 SF	
		APN: 02-06- 5-0004.0001 Document #: 20260009160 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Lot: 7-12 16-20 MapRef: DB 129 PG 99 Sec/Twnship/Range: MARTINSBURG DISTRICT Abbreviated Description: Lot:7-12 16-20 Map Ref:DB 129 PG 99Sec/Twnship/Range:MARTINSBURG DISTRICT								
5	.28Mi.	**317 BOYD AVE** **MARTINSBURG, WV 25401-3419**	04/13/2026	$110,000	$76	1448	7/3/1	1920	3,311 SF	
		APN: 02-06- 10-0298.0000 Document #: 20260011211 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 12 MapRef: DB 85 PG 492 Sec/Twnship/Range: MARTINSBURG DISTRICT Abbreviated Description: Lot:12 Map Ref:DB 85 PG 492Sec/Twnship/Range:MARTINSBURG DISTRICT								
6	.3Mi.	**134 PENNSYLVANIA AVE** **MARTINSBURG, WV 25404-4541**	06/22/2026	$160,000	$175	916	4/2/1	1900	1,612 SF	
		APN: 02-06- 11-0008.0000 Document #: 20260019145 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: MapRef: DB 217 PG 493 Sec/Twnship/Range: MARTINSBURG DISTRICT Abbreviated Description: Map Ref:DB 217 PG 493Sec/Twnship/Range:MARTINSBURG DISTRICT								
7	.32Mi.	**218 W RACE ST** **MARTINSBURG, WV 25401-3320**	04/20/2026	$140,000	$78	1784	6/3/1	1920	3,136 SF	
		APN: 02-06- 10-0349.0000 Document #: 20260012075 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: MapRef: DB 581 PG 163 Sec/Twnship/Range: MARTINSBURG DISTRICT Abbreviated Description: Map Ref:DB 581 PG 163Sec/Twnship/Range:MARTINSBURG DISTRICT								
8	.35Mi.	**601 2ND ST** **MARTINSBURG, WV 25404-4546**	10/20/2026	$105,000	$52	2007	6/3/1	1910	3,223 SF	
		APN: 02-06- 11-0032.0000 Document #: 20260032714 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Lot: 7-9 MapRef: DB 1103 PG 275 Sec/Twnship/Range: MARTINSBURG DISTRICT Abbreviated Description: Lot:7-9 Map Ref:DB 1103 PG 275Sec/Twnship/Range:MARTINSBURG DISTRICT								
9	.35Mi.	**307 W MOLER AVE** **MARTINSBURG, WV 25404-3536**	08/14/2026	$221,000	$162	1360	5/3/1	1998	5,184 SF	
		APN: 02-06- 6-0052.0000 Document #: 20260024741 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Lot: 128 MapRef: DB 93 PGS 416&417 Sec/Twnship/Range: MARTINSBURG DISTRICT Abbreviated Description: Lot:128 Map Ref:DB 93 PGS 416&417Sec/Twnship/Range:MARTINSBURG DISTRICT								
10	.35Mi.	**313 W RACE ST** **MARTINSBURG, WV 25401-3334**	05/29/2026	$162,000	$110	1468	5/2/2	1900	5,793 SF	
		APN: 02-06- 10-0311.0000 Document #: 20260016845 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: MapRef: DB 99 PG 13 Sec/Twnship/Range: MARTINSBURG DISTRICT Abbreviated Description: Map Ref:DB 99 PG 13Sec/Twnship/Range:MARTINSBURG DISTRICT								
11	.36Mi.	**602 W RACE ST** **MARTINSBURG, WV 25401-2728**	04/20/2026	$167,000	$139	1204	5/2/1	1920	2,919 SF	
		APN: 02-06- 10-0034.0000 Document #: 20260011885 Document Type: Deed Price Code: Land Use: Single Family Residential								

ICE SiteX Report

OrderID: 98775504

Legal: MapRef: DB 128 PG 471 Sec/Twnship/Range: MARTINSBURG DISTRICT Abbreviated Description: Map Ref:DB 128 PG 471Sec/Twnship/Range:MARTINSBURG DISTRICT

12	.38Mi.	**224 PENNSYLVANIA AVE** **MARTINSBURG, WV 25404-4543**	07/01/2026	$220,000	$123	1794	7/4/2	1920	5,358 SF

APN: 02-06- 11-0017.0000 Document #: 20260020440
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 10 Block: 1 MapRef: DB 1371 PG 139 Sec/Twnship/Range: MARTINSBURG DISTRICT Abbreviated Description: Lot:10 Block:1 Map Ref:DB 1371 PG 139Sec/Twnship/Range:MARTINSBURG DISTRICT

13	.38Mi.	**220 N COLLEGE ST** **MARTINSBURG, WV 25401-3306**	06/15/2026	$167,000	$132	1266	6/3/1	1890	3,398 SF

APN: 02-06- 10-0383.0000 Document #: 20260018253
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: MapRef: DB 1525 PG 592 Sec/Twnship/Range: MARTINSBURG DISTRICT Abbreviated Description: Map Ref:DB 1525 PG 592Sec/Twnship/Range:MARTINSBURG DISTRICT

14	.38Mi.	**218 N RALEIGH ST** **MARTINSBURG, WV 25401-2755**	06/12/2026	$110,000	$67	1644	6/3/1	1900	5,009 SF

APN: 02-06- 10-0176.0000 Document #: 20260018127
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Sec/Twnship/Range: MARTINSBURG DISTRICT Abbreviated Description: Lot:3 Sec/Twnship/Range:MARTINSBURG DISTRICT

15	.38Mi.	**726 N QUEEN ST** **MARTINSBURG, WV 25404-3507**	05/08/2026	$175,000	$132	1326	6/3/1	1900	1,960 SF

APN: 02-06- 6-0107.0002 Document #: 20260014514
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: MapRef: DB 236 PG 152 Sec/Twnship/Range: MARTINSBURG DISTRICT Abbreviated Description: Map Ref:DB 236 PG 152Sec/Twnship/Range:MARTINSBURG DISTRICT

16	.39Mi.	**112 MUSIC CT** **MARTINSBURG, WV 25401-6314**	09/30/2026	$222,000	$167	1326	6/3/2	2002	1,307 SF

APN: 02-06- 10A-0056.0000 Document #: 20260030517
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 53 MapRef: PC 7 SL 78 Sec/Twnship/Range: MARTINSBURG DISTRICT Abbreviated Description: Lot:53 Map Ref:PC 7 SL 78Sec/Twnship/Range:MARTINSBURG DISTRICT

17	.39Mi.	**91 MEADOWBROOK DR** **MARTINSBURG, WV 25401-2852**	08/31/2026	$375,000	$219	1715	6/3/2	1988	19,341 SF

APN: 02-06- 1-0101.0000 Document #: 20260026796
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 78 Section: G MapRef: DB 380 PG 610 Sec/Twnship/Range: MARTINSBURG DISTRICT Abbreviated Description: Lot:78 Section:G Map Ref:DB 380 PG 610Sec/Twnship/Range:MARTINSBURG DISTRICT

18	.39Mi.	**728 N QUEEN ST** **MARTINSBURG, WV 25404-3507**	05/08/2026	$175,000	$143	1222	6/3/1	1920	1,960 SF

APN: 02-06- 6-0107.0001 Document #: 20260014511
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: MapRef: DB 236 PG 152 Sec/Twnship/Range: MARTINSBURG DISTRICT Abbreviated Description: Map Ref:DB 236 PG 152Sec/Twnship/Range:MARTINSBURG DISTRICT

19	.4Mi.	**308 W MARTIN ST** **MARTINSBURG, WV 25401-3333**	09/04/2026	$50,000	$46	1092	5/2/1	1900	1,786 SF

APN: 02-06- 10-0323.0000 Document #: 20260027578
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: MapRef: DB 466 PG 124 Sec/Twnship/Range: MARTINSBURG DISTRICT Abbreviated Description: Map Ref:DB 466 PG 124Sec/Twnship/Range:MARTINSBURG DISTRICT

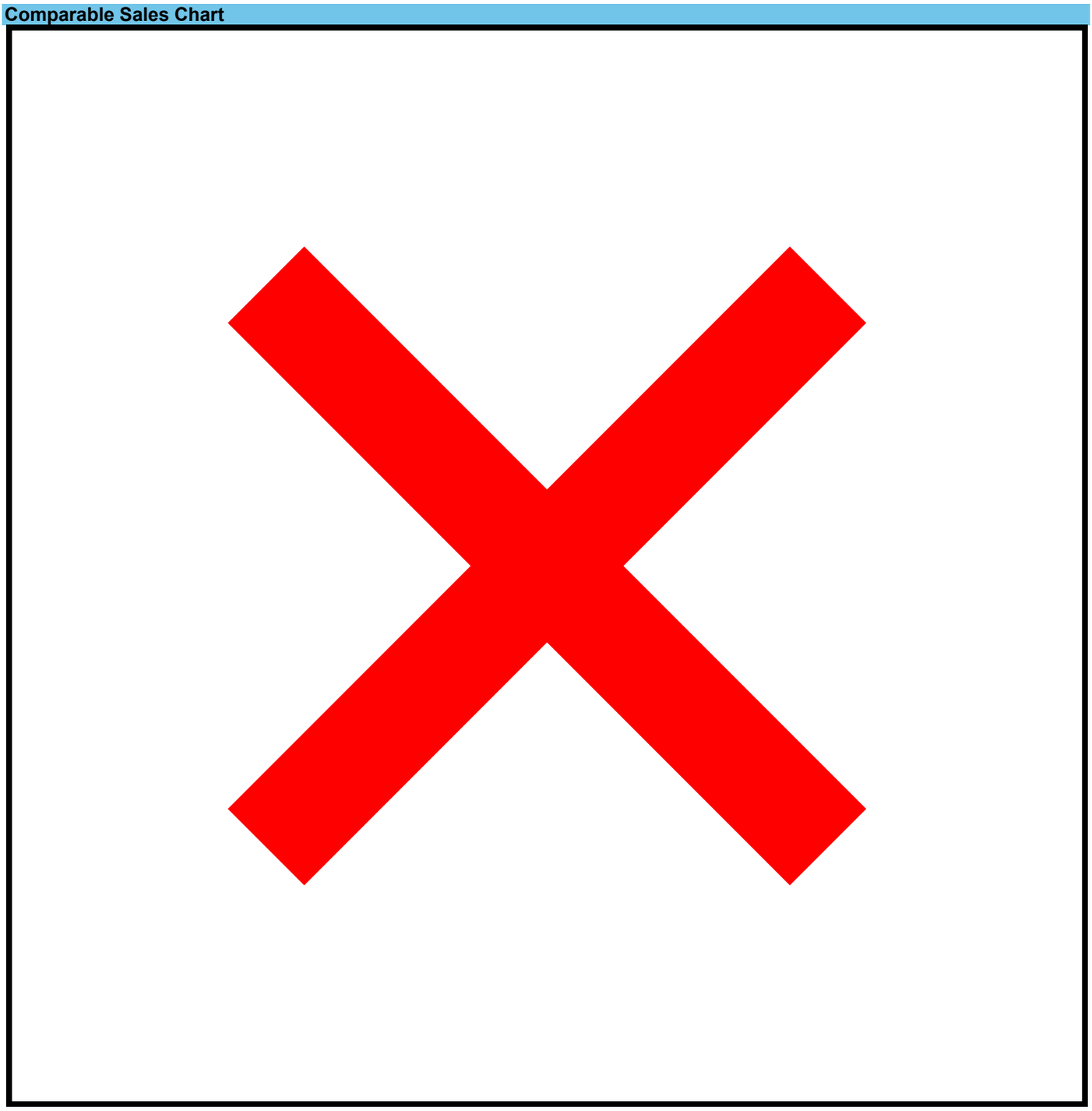
20	.4Mi.	**214 N COLLEGE ST** **MARTINSBURG, WV 25401-3306**	07/01/2026	$92,000	$57	1616	8/3/2	1900	1,917 SF

APN: 02-06- 10-0385.0000 Document #: 20260020454
Document Type: Deed Price Code:
Land Use: Duplex (2 units, any combination)
Legal: Lot: 147 MapRef: DB 444 PG 97 Sec/Twnship/Range: MARTINSBURG DISTRICT Abbreviated Description: Lot:147 Map Ref:DB 444 PG 97Sec/Twnship/Range:MARTINSBURG DISTRICT

ICE SiteX Report

OrderID: 98775504

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.

ICE SiteX Report

OrderID: 98775504

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.	**404 BOYD AVE**		$142,700	$85,620	1,404	5/3/2	1984	21,911 SF	
.01Mi.	**402 BOYD AVE**		$89,900	$53,940	1,424	8/2/1	1919	12,589 SF	
.02Mi.	**400 BOYD AVE**		$93,200	$55,920	1,464	7/4/1	1919	10,062 SF	
.04Mi.	**376 BOYD AVE**		$162,400	$97,440	1,836	6/3/2	1929	7,841 SF	
.04Mi.	**374 BOYD AVE**	**08/26/2022**	$132,100	$79,260	1,416	6/3/1	1920	11,195 SF	
.05Mi.	**372 BOYD AVE**		$169,400	$101,640	2,808	11/4/2	1924	11,500 SF	
.06Mi.	**379 BOYD AVE**		$123,600	$74,160	1,740	6/3/1	1947	8,756 SF	
.06Mi.	**405-409 BOYD AVE**	**04/27/2023**	$773,000	$398,310	6,756	20/6/6	1770	2 SF	
.06Mi.	**405-409 BOYD AVE**	**04/27/2023**	$773,000	$65,490	1,075	7/2/1	1755	2 SF	
.06Mi.	**377 BOYD AVE**		$118,100	$70,860	1,484	6/2/1	1940	7,492 SF	
.06Mi.	**370 BOYD AVE**		$98,800	$59,280	1,568	6/3/1	1921	11,282 SF	
.07Mi.	**375 BOYD AVE**		$187,900	$112,740	1,238	5/2/2	1938	7,492 SF	
.07Mi.	**368 BOYD AVE**		$150,800	$90,480	2,240	9/4/1	1921	11,064 SF	
.07Mi.	**373 BOYD AVE**	**05/23/2008**	$106,100	$63,660	1,519	6/3/1	1920	7,492 SF	
.08Mi.	**371 BOYD AVE**	**01/05/2006**	$134,900	$80,940	1,650	7/4/1	1922	7,492 SF	
.08Mi.	**366 BOYD AVE**	**06/20/2025**	$283,400	$170,040	2,384	8/3/2	1937	10,803 SF	

Rent vs. Own

Households Occupied by Renters:	39%	Households Occupied by Owners:	53%

Demographics & Income

Median Age:	37.3 years old	Households:	7,123
Median Household Income:	$52,850	Households w/Family:	52%
Household Income Per Capita:	$28,552	Households w/Family Married:	30%
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
0.49Mi.	**Burke Street Elementary School** Number of Students: 158 Student-Teacher Ratio: 11.92	A-	Public	PK - 3
1.46Mi.	**Eagle School Intermediate School** Number of Students: 619 Student-Teacher Ratio: 14.46	F	Public	3 - 5
1.16Mi.	**Martinsburg High School** Number of Students: 1,505 Student-Teacher Ratio: 15.22 Advanced Placement: Yes	D-	Public	9 - 12
0.92Mi.	**Martinsburg North Middle School** Number of Students: 605 Student-Teacher Ratio: 11.31	F	Public	6 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	156%	NOTABLY HIGHER
BURGLARY	131%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	166%	NOTABLY HIGHER
FORCIBLE ROBBERY	107%	SIMILAR
AGGRAVATED ASSAULT	164%	NOTABLY HIGHER
FORCIBLE RAPE	136%	NOTABLY HIGHER
MURDER	159%	NOTABLY HIGHER
OVERALL	162%	NOTABLY HIGHER

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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ICE SiteX Report

OrderID: 98775504

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