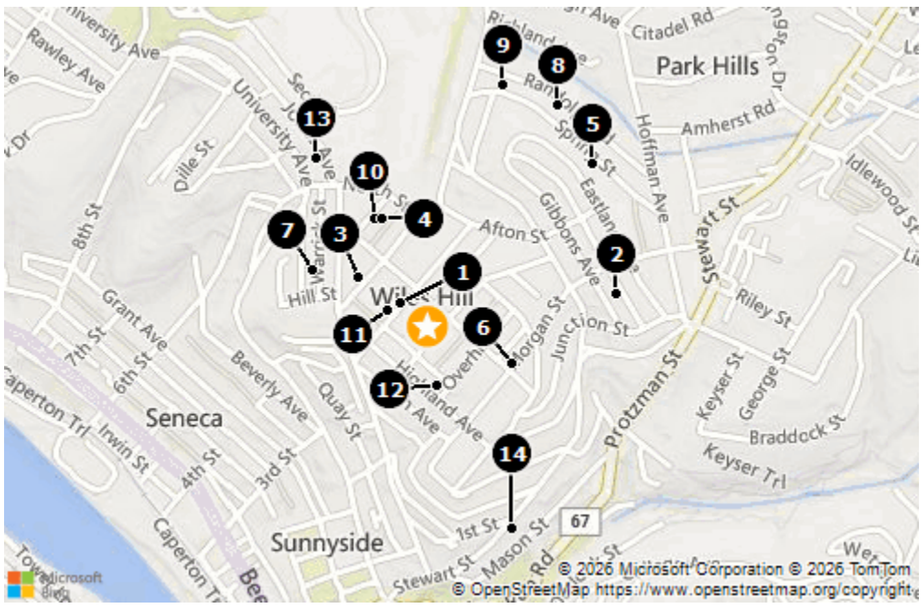
ICE SiteX Report

OrderID: 98504586

SiteX Property Information Report



Subject Property Location

455 CENTER ST, MORGANTOWN, WV 26505-4702

County:	**MONONGALIA WV**	Census Tract:	540610102.024012
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	31-12- 14-0234.0000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$193,000**	FSD:	14	Common Confidence Score:	51
Value Range:	$165,980 - $220,020	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$34,320	Market Land Value:	$57,200	Tax Year:	2025
Assd Improvement:	$44,940	Market Improvment Value:	$74,900	Total Taxable Value:	$1,045
Total Assessed Value:	$79,260	Total Assessor Market Value:	$132,100	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 9 District: 12

Abbreviated Description:	BL E LOT 9
City/Muni/Twp:	MORGANTOWN FOURTH WA

Property Characteristics

Lot Size:	6,011 SF	Bedrooms:	3	Pool:	
Building Area:	1056 SF	Baths:	2	Fireplace:	
Year Built:	1994	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Siding (alum/vinyl)
Number of Units:	1	Garage Type:	Underground	Heating:	Yes
Number of Stories:	1+B	Number of Cars:	1	A/C:	Other
Style:	Convention	Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/30/2024	Sales Price:	N/A
Document #:	932717 BK-PG 2453-768	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/12/2021	Sales Price:	$156,500
Document #:	835937 BK-PG 1742 -279	Type of Sale:	Full Amount on Deed
Contract Date:	07/09/2021		
Document Type:			

Legal Description:

Lot: 9 Block: E Subdivision: NORTH MORGANTOWN Map Ref: MB 199 PG 51
Abbreviated Description: FOURTH WARD
City/Muni/Twp: MORGANTOWN

Prior Transfer

Recording Date:	07/12/2021	Sales Price:	$156,500
Document #:	BK-PG 1742 -279	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Lot: 9 District: 12
Abbreviated Description: BL E LOT 9
City/Muni/Twp: MORGANTOWN FOURTH WA

ICE SiteX Report

OrderID: 98504586

Area Sales Analysis

Total Area Sales	$2,740,500	Median # of Bedrooms	3
Median Lot Size	6,142 SF	Median # of Baths	2
Median Living Area	1,334 SF	Median Year Built	1929
Price Range - 2 Yrs	$85,000 to $360,000	Age Range	45 years to 136 years
Median Value	$170,000	Median Age	97 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.06Mi.	**451 MELROSE ST** **MORGANTOWN, WV 26505-4724**	09/09/2026	$285,000	$203	1400	6/3/1	1920	6,011 SF	
		APN: 31-12- 14-0245.0000 Document #: 997365 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Block: H Subdivision: WILES HILL OR NORTH MORGANTOWN ADDITION MapRef: MB 199 PG 51 Abbreviated Description: Lot:10 Block:H Subdivision:WILES HILL OR NORTH MORGANTOWN ADDITION Map Ref:MB 199 PG 51City/Muni/Twp:MORGANTOWN City/Muni/Twp: MORGANTOWN								
2	.24Mi.	**107 RIDGELEY RD** **MORGANTOWN, WV 26505-3543**	07/10/2026	$360,000	$200	1795	8/4/2	1924	8,799 SF	
		APN: 31-12- 14-0426.0000 Document #: 991869 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7&8 Block: B Subdivision: HIGHLAND PARK ADDITION MapRef: MB 132 PG 148 Abbreviated Description: Lot:7&8 Block:B Subdivision:HIGHLAND PARK ADDITION Map Ref:MB 132 PG 148City/Muni/Twp:MORGANTOWN City/Muni/Twp: MORGANTOWN								
3	.11Mi.	**449 GROVE ST** **MORGANTOWN, WV 26505-4706**	06/15/2026	$238,000	$183	1300	4/2/1	1981	8,015 SF	
		APN: 31-12- 14-0173.0000 Document #: 989298 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Block: J Subdivision: WILES HILL ADDITION MapRef: MB 199 PG 50 Abbreviated Description: Lot:5 Block:J Subdivision:WILES HILL ADDITION Map Ref:MB 199 PG 50City/Muni/Twp:MORGANTOWN City/Muni/Twp: MORGANTOWN								
4	.15Mi.	**528 SHORT ST** **MORGANTOWN, WV 26505-4735**	03/20/2026	$85,000	$118	720	4/2/1	1934	3,485 SF	
		APN: 31-12- 14-0150.0000 Document #: 980962 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Block: K Subdivision: NORTH MORGANTOWN Abbreviated Description: Lot:12 Block:K Subdivision:NORTH MORGANTOWN Abbreviated Description:FOURTH WARD City/Muni/Twp:MORGANTOWN City/Muni/Twp: MORGANTOWN								
5	.28Mi.	**255 SPRING ST** **MORGANTOWN, WV 26505-3531**	02/17/2026	$240,000	$128	1872	6/3/3	1975	9,191 SF	
		APN: 31-12- 14-0356.0002 Document #: 978040 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 29&30 Block: G Subdivision: HIGHLAND PARK ADDITION MapRef: MB 181 PG 78 Abbreviated Description: Lot:29&30 Block:G Subdivision:HIGHLAND PARK ADDITION Map Ref:MB 181 PG 78City/Muni/Twp:MORGANTOWN City/Muni/Twp: MORGANTOWN								
6	.12Mi.	**348 VIRGINIA AVE** **MORGANTOWN, WV 26505-4866**	01/23/2026	$165,000	$95	1724	7/3/2	1910	3,877 SF	
		APN: 31-12- 14-0298.0000 Document #: 976535 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11 Block: O Subdivision: NORTH MORGANTOWN ADDITION MapRef: MB 199 PG 51 Abbreviated Description: Lot:11 Block:O Subdivision:NORTH MORGANTOWN ADDITION Map Ref:MB 199 PG 51City/Muni/Twp:MORGANTOWN City/Muni/Twp: MORGANTOWN								
7	.16Mi.	**16 WARRICK ST** **MORGANTOWN, WV 26505-4740**	01/20/2026	$256,000	$150	1706	6/3/2	1954	8,407 SF	
		APN: 31-12- 14-0062.0000 Document #: 976033 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 27&28 Block: C Subdivision: SENECA HEIGHTS ADDITION MapRef: MB 210 PG 314-1/2 Abbreviated Description: Lot:27&28 Block:C Subdivision:SENECA HEIGHTS ADDITION Map Ref:MB 210 PG 314-1/2City/Muni/Twp:MORGANTOWN City/Muni/Twp: MORGANTOWN								
8	.31Mi.	**269 RANDOLPH RD** **MORGANTOWN, WV 26505-7307**	10/06/2025	$160,000	$161	989	6/3/1	1965	6,708 SF	
		APN: 31-12- 14-0341.0002 Document #: 968532 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 21-23 Block: H Subdivision: HIGHLAND PARK ADDITION MapRef: MB 181 PG 78 Abbreviated Description: Lot:21-23 Block:H Subdivision:HIGHLAND PARK ADDITION Map Ref:MB 181 PG 78Abbreviated Description:FOURTH WARD; POR LOTS21&23 City/Muni/Twp:MORGANTOWN City/Muni/Twp: MORGANTOWN								
9	.32Mi.	**292 SPRING ST** **MORGANTOWN, WV 26505-3532**	10/02/2025	$142,000	$103	1368	6/3/2	1977	6,273 SF	
		APN: 31-12- 14-0341.0001 Document #: 968115 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 31&32 Block: H Subdivision: HIGHLAND PARK ADDITION MapRef: MB 181 PG 78 1/2 Abbreviated Description: Lot:31&32 Block:H Subdivision:HIGHLAND PARK ADDITION Map Ref:MB 181 PG 78 1/2City/Muni/Twp:MORGANTOWN City/Muni/Twp: MORGANTOWN								
10	.14Mi.	**524 SHORT ST** **MORGANTOWN, WV 26505-4735**	09/10/2025	$145,000	$116	1248	9/4/2	1900	4,008 SF	
		APN: 31-12- 14-0149.0000 Document #: 966170 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Block: K Subdivision: NORTH MORGANTOWN Abbreviated Description: Lot:13 Block:K Subdivision:NORTH MORGANTOWN City/Muni/Twp:MORGANTOWN City/Muni/Twp: MORGANTOWN								
11	.06Mi.	**443 MELROSE ST** **MORGANTOWN, WV 26505-4724**	09/02/2025	$238,000	$103	2295	6/3/2	1900	4,574 SF	
		APN: 31-12- 14-0243.0000 Document #: 965319 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8&9 Block: H Abbreviated Description: Lot:8&9 Block:H City/Muni/Twp:MORGANTOWN City/Muni/Twp: MORGANTOWN								
12	.07Mi.	**210 HIGHLAND AVE** **MORGANTOWN, WV 26505-4712**	08/18/2025	$121,500	$172	706	5/2/1	1900	4,792 SF	

ICE SiteX Report

OrderID: 98504586

APN: 31-12- 14-0216.0000 Document #: 964297
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:FOURTH WARD City/Muni/Twp:MORGANTOWN City/Muni/Twp: MORGANTOWN

13	.25Mi.	**2616 UNIVERSITY AVE** **MORGANTOWN, WV 26505-3513**	07/07/2025	$175,000	$191	912	5/3/1	1954	11,456 SF

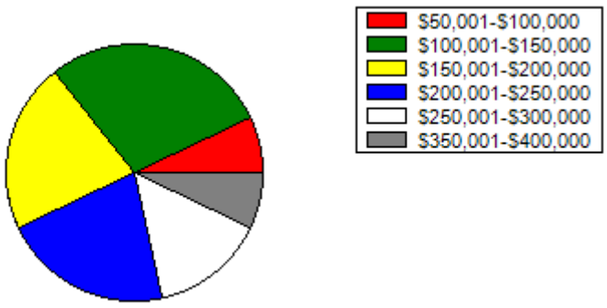
APN: 31-12- 14-0032.0000 Document #: 960961
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: UNIVERSITY TERRACE ADDITION MapRef: MB 925 PG 262 Abbreviated Description: Lot:4 Subdivision:UNIVERSITY TERRACE ADDITION Map Ref:MB 925 PG 262City/Muni/Twp:MORGANTOWN City/Muni/Twp: MORGANTOWN

14	.28Mi.	**356 STEWART ST** **MORGANTOWN, WV 26505-4835**	06/26/2025	$130,000	$116	1112	5/3/2	1890	4,138 SF

APN: 31-12- 20-0382.0000 Document #: 960144
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 16 Subdivision: JOHN H HOFFMANS ADDITION MapRef: MB 61 PG 292 Abbreviated Description: Lot:16 Subdivision:JOHN H HOFFMANS ADDITION Map Ref:MB 61 PG 292

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.	**455 CENTER ST**	**07/12/2021**	$132,100	$79,260	1,056	7/3/2	1994	6,011 SF	
.02Mi.	**463 1/2 CENTER ST**	**04/22/2022**	$108,700	$65,220	976	5/2/1	1890	6,011 SF	
.02Mi.	**441 CENTER ST**	**05/11/2019**	$96,700	$58,020	520	4/2/1	1950	6,011 SF	
.03Mi.	**452 MELROSE ST**	**11/18/2021**	$165,800	$99,480	1,430	7/3/2	1900	5,401 SF	
.03Mi.	**454 MELROSE ST**	**08/26/2022**	$187,400	$112,440	1,512	5/3/2	2004	4,792 SF	
.03Mi.	**452 CENTER ST**	**03/12/2020**	$145,500	$87,300	1,274	5/2/1	1925	6,011 SF	
.03Mi.	**444 CENTER ST**	**08/31/2021**	$129,900	$77,940	996	5/2/1	1920	6,011 SF	
.03Mi.	**440 CENTER ST**	**06/28/2019**	$116,600	$69,960	1,248	6/3/1	1927	4,487 SF	
.04Mi.	**501 CENTER ST**		$174,700	$104,820	1,602	7/3/2	1960	6,011 SF	
.04Mi.	**436 CENTER ST**	**12/09/2009**	$159,700	$95,820	2,150	6/3/2	1920	4,269 SF	
.04Mi.	**442 CENTER ST**	**05/14/2019**	$55,800	$33,480	792	4/2/1	1920	1,481 SF	
.04Mi.	**500 MELROSE ST**	**12/22/2021**	$126,600	$75,960	1,237	5/2/1	1950	6,011 SF	
.05Mi.	**505 CENTER ST**	**07/23/2020**	$149,200	$89,520	1,086	6/3/2	1952	5,532 SF	
.05Mi.	**460 VIRGINIA AVE**	**04/15/2008**	$155,800	$93,480	1,373	6/3/1	1900	6,011 SF	
.05Mi.	**434 CENTER ST**	**06/18/2024**	$67,200	$40,320	776	5/2/1	1930	1,742 SF	
.05Mi.	**244 HIGHLAND AVE**	**08/01/2016**	$147,200	$88,320	1,627	7/4/2	1901	5,881 SF	

Rent vs. Own

Households Occupied by Renters:	59%	Households Occupied by Owners:	29%

Demographics & Income

Median Age:	27.1 years old	Households:	18,416
Median Household Income:	$51,834	Households w/Family:	35%
Household Income Per Capita:	$36,319	Households w/Family Married:	24%
Most Common Education Level:	Graduate Degree	Households w/Family Children:	15%

School District

School District Zone:	Monongalia School District	Students:	11,193
Number of Schools:	19	Rating:	A+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.28Mi.	**Morgantown High School**	A	Public	9 - 12

Number of Students: 1,754

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Student-Teacher Ratio: 18.06
Advanced Placement: Yes

1.21Mi. **Eastwood Elementary School** Number of Students: 642 Student-Teacher Ratio: 15.66		A	Public	KG - 5
1.15Mi. **Suncrest Middle School** Number of Students: 499 Student-Teacher Ratio: 15.84		A	Public	6 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	156%	NOTABLY HIGHER
BURGLARY	121%	HIGHER
MOTOR VEHICLE THEFT	153%	NOTABLY HIGHER
FORCIBLE ROBBERY	135%	NOTABLY HIGHER
AGGRAVATED ASSAULT	125%	HIGHER
FORCIBLE RAPE	122%	HIGHER
MURDER	135%	NOTABLY HIGHER
OVERALL	128%	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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