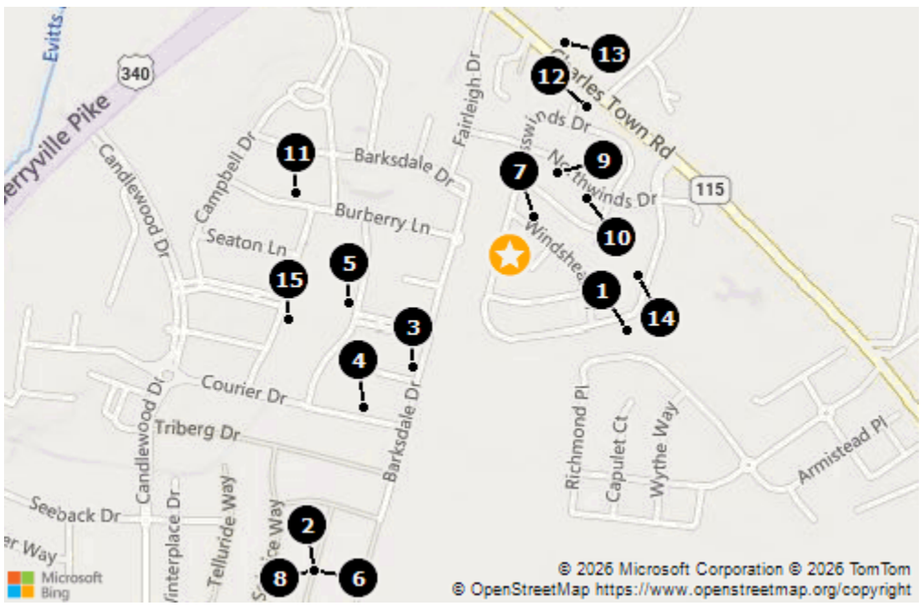
ICE SiteX Report

OrderID: 98513754

SiteX Property Information Report



Subject Property Location

496 CROSSWINDS DR, CHARLES TOWN, WV 25414-3916

County:	**JEFFERSON WV**	Census Tract:	540379725.061036
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	19-02- 18A-0035.0000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$397,000**	FSD:	7	Common Confidence Score:	80
Value Range:	$369,210 - $424,790	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$49,700	Market Land Value:	$82,900	Tax Year:	2025
Assd Improvement:	$138,200	Market Improvment Value:	$230,400	Total Taxable Value:	$2,183
Total Assessed Value:	$187,900	Total Assessor Market Value:	$313,300	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 35 District: 02
Abbreviated Description: LT #35 CROSSWINDS
City/Muni/Twp: CHARLES TOWN DISTRIC

Property Characteristics

Lot Size:	7,231 SF	Bedrooms:	3	Pool:	
Building Area:	2058 SF	Baths:	2	Fireplace:	1
Year Built:	1999	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Siding (alum/vinyl)
Number of Units:	1	Garage Type:		Heating:	Central
Number of Stories:	1+B	Number of Cars:		A/C:	Central
Style:		Basement:	Finished	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	09/23/2024	Loan Amount:	N/A
Document #:	202400011379 BK-PG 2571-328	Loan Type:	FHA
TD Due Date:	12/01/2050	Type Finance:	

Legal Description:
Lot: 35 Subdivision: THE CROSSWINDS SUBDIVISION

Mortgage Record

Recording Date:	11/15/2023	Loan Amount:	N/A
Document #:	202300013182 BK-PG 2529-259	Loan Type:	FHA
TD Due Date:	12/01/2050	Type Finance:	

Legal Description:
Lot: 35 Subdivision: THE CROSSWINDS SUBDIVISION
City/Muni/Twp: CHARLES TOWN

Prior Transfer

Recording Date:	10/26/2018	Sales Price:	$240,562
Document #:	201800012726 BK-PG 2174-297	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/23/2018	Sales Price:	$245,000

ICE SiteX Report

OrderID: 98513754

Document #:	201800002096 BK-PG 1201 -671	Type of Sale:	Full Amount on Deed
Contract Date:	02/22/2018		
Document Type:			

Legal Description:
Lot: 35 Subdivision: CROSSWINDS SUBDIVISION

Prior Transfer

Recording Date:	02/22/2018	Sales Price:	$245,000
Document #:	BK-PG 1201 -671	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 35 District: 02
Abbreviated Description: LT #35 CROSSWINDS
City/Muni/Twp: CHARLES TOWN DISTRIC

Prior Transfer

Recording Date:	12/23/2016	Sales Price:	$11,000
Document #:	2016043257 BK-PG 1874-550	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/20/2016	Sales Price:	$11,000
Document #:	20160030231 BK-PG 1874-550	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/17/2012	Loan Amount:	N/A
Document #:	2012001810 BK-PG 1974-550	Loan Type:	Stand Alone Second
TD Due Date:	01/01/2017	Type Finance:	

Legal Description:
Lot: 35 Subdivision: CRODDWINGS SUBDIVISION

Area Sales Analysis

Total Area Sales	$7,165,400	Median # of Bedrooms	4
Median Lot Size	8,494 SF	Median # of Baths	3
Median Living Area	2,724 SF	Median Year Built	2012
Price Range - 2 Yrs	$320,000 to $660,000	Age Range	2 years to 62 years
Median Value	$495,000	Median Age	14 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.18Mi.	**219 CROSSWINDS DR** **CHARLES TOWN, WV 25414-3906**	09/17/2026	$444,000	$317	1398	7/4/3	1998	8,015 SF	
2	.41Mi.	**37 FELDBERG DR** **CHARLES TOWN, WV 25414-6058**	08/10/2026	$575,000	$157	3656	9/5/3	2024	10,890 SF	
3	.19Mi.	**18 GRAYWOOD LN** **CHARLES TOWN, WV 25414-1391**	08/06/2026	$660,000	$143	4599	8/5/4	2017	11,021 SF	
4	.26Mi.	**241 COURIER DR** **CHARLES TOWN, WV 25414-1482**	07/24/2026	$565,000	$183	3081	8/4/3	2018	10,411 SF	
5	.21Mi.	**110 OKANAGAN DR** **CHARLES TOWN, WV 25414-1197**	07/23/2026	$512,500	$188	2724	8/4/3	2013	10,237 SF	
6	.43Mi.	**50 FELDBERG DR** **CHARLES TOWN, WV 25414-6059**	07/21/2026	$560,000	$157	3564	10/5/4	2024	7,971 SF	

APN: 19-02- 18A-0003.0000 Document #: 202600014139
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3 Section: 1 Subdivision: CROSSWINDS SUBDIVISION MapRef: MB 14 PG 69,69A&69B Abbreviated
Description: Lot:3 Section:1 Subdivision:CROSSWINDS SUBDIVISION Map Ref:MB 14 PG 69,69A&69BCity/Muni/Twp:CHARLES TOWN City/Muni/Twp: CHARLES TOWN

APN: 19-03- 12E-0045.0000 Document #: 202600012052
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 45 Subdivision: NORBORNE GLEBE SUBDIVISION Phase No: 10A MapRef: MB 26 PG 596 Abbreviated
Description: Lot:45 Subdivision:NORBORNE GLEBE SUBDIVISION Phase No:10A Map Ref:MB 26 PG 596City/Muni/Twp:CHARLES TOWN City/Muni/Twp: CHARLES TOWN

APN: 19-03- 12B-0196.0000 Document #: 202600011845
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 196 Subdivision: NORBORNE GLEBE SUBDIVISION Phase No: 5 MapRef: MB 25 PG 502 Abbreviated
Description: Lot:196 Subdivision:NORBORNE GLEBE SUBDIVISION Phase No:5 Map Ref:MB 25 PG 502City/Muni/Twp:CHARLES TOWN City/Muni/Twp: CHARLES TOWN

APN: 19-03- 12B-0225.0000 Document #: 202600011161
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 225 Subdivision: NORBORNE GLEBE SUBDIVISION Phase No: 5 MapRef: MB 25 PG 502 Abbreviated
Description: Lot:225 Subdivision:NORBORNE GLEBE SUBDIVISION Phase No:5 Map Ref:MB 25 PG 502City/Muni/Twp:CHARLES TOWN City/Muni/Twp: CHARLES TOWN

APN: 19-03- 12A-0160.0000 Document #: 202600011142
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 160 Subdivision: NORBORNE GLEBE SUBDIVISION Phase No: 3 MapRef: MB 25 PG 405 Abbreviated
Description: Lot:160 Subdivision:NORBORNE GLEBE SUBDIVISION Phase No:3 Map Ref:MB 25 PG 405City/Muni/Twp:CHARLES TOWN City/Muni/Twp: CHARLES TOWN

APN: 19-03- 12E-0043.0000 Document #: 202600010899
Document Type: Price Code: D
Land Use: Single Family Residential

ICE SiteX Report

OrderID: 98513754

Legal: Lot: 43 Subdivision: NORBORNE GLEBE SUBDIVISION Phase No: 10A MapRef: MB 26 PG 596 Abbreviated
Description: Lot:43 Subdivision:NORBORNE GLEBE SUBDIVISION Phase No:10A Map Ref:MB 26 PG 596City/Muni/Twp:CHARLES TOWN City/Muni/Twp: CHARLES TOWN

7	.06Mi.	**158 WIND SHEAR DR** **CHARLES TOWN, WV 25414-4814**	07/14/2026	$320,000	$138	2308	5/3/2	1999	7,231 SF

APN: 19-02- 18A-0052.0000 Document #: 202600010576
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 52 Subdivision: FINAL PLAT SHOWING SECTION 1 LOTS 39 66 CROSSWINDS MapRef: MB 16 PG 4&4A Abbreviated
Description: Lot:52 Subdivision:FINAL PLAT SHOWING SECTION 1 LOTS 39 66 CROSSWINDS Map Ref:MB 16 PG 4&4ACity/Muni/Twp:CHARLES TOWN City/Muni/Twp: CHARLES TOWN

8	.42Mi.	**38 FELDBERG DR** **CHARLES TOWN, WV 25414-6059**	07/14/2026	$575,000	$160	3572	10/5/4	2024	7,710 SF

APN: 19-03- 12E-0044.0000 Document #: 202600010564
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 44 Subdivision: NORBORNE GLEBE SUBDIVISION Phase No: 10A MapRef: MB 26 PG 596 Abbreviated
Description: Lot:44 Subdivision:NORBORNE GLEBE SUBDIVISION Phase No:10A Map Ref:MB 26 PG 596City/Muni/Twp:CHARLES TOWN City/Muni/Twp: CHARLES TOWN

9	.12Mi.	**131 NORTHWINDS DR** **CHARLES TOWN, WV 25414-3959**	07/06/2026	$399,900	$168	2372	8/4/3	2000	6,708 SF

APN: 19-03- 10-0020.0000 Document #: 202600010089
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 20 Subdivision: LOTS 14 38 COMMERCIAL LOTS 1 AND 2 CROSSWINDS III MapRef: MB 17 PG 12 Abbreviated
Description: Lot:20 Subdivision:LOTS 14 38 COMMERCIAL LOTS 1 AND 2 CROSSWINDS III Map Ref:MB 17 PG 12City/Muni/Twp:CHARLES TOWN City/Muni/Twp: CHARLES TOWN

10	.12Mi.	**87 NORTHWINDS DR** **CHARLES TOWN, WV 25414-3957**	07/01/2026	$360,000	$303	1188	7/3/2	2000	6,795 SF

APN: 19-03- 10-0017.0000 Document #: 202600009838
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 17 Section: III Subdivision: LOTS 14 38 COMMERCIAL LOTS 1 & 2 CROSSWINDS III MapRef: MB 17 GP 12 Abbreviated
Description: Lot:17 Section:III Subdivision:LOTS 14 38 COMMERCIAL LOTS 1 & 2 CROSSWINDS III Map Ref:MB 17 GP 12City/Muni/Twp:CHARLES TOWN City/Muni/Twp: CHARLES TOWN

11	.28Mi.	**91 BURBERRY LN** **CHARLES TOWN, WV 25414-5642**	06/25/2026	$495,000	$188	2624	6/4/3	2012	12,894 SF

APN: 19-03- 12A-0094.0000 Document #: 202600009448
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 94 Section: 2 Subdivision: NORBORNE GLEBE SUBDIVISION Phase No: 1 MapRef: MB 23 PG 67 Abbreviated
Description: Lot:94 Section:2 Subdivision:NORBORNE GLEBE SUBDIVISION Phase No:1 Map Ref:MB 23 PG 67City/Muni/Twp:CHARLES TOWN City/Muni/Twp: CHARLES TOWN

12	.21Mi.	**28 WESTWINDS CT** **CHARLES TOWN, WV 25414-3980**	06/17/2026	$450,000	$154	2905	8/4/3	2002	7,971 SF

APN: 19-03- 10-0065.0000 Document #: 202600009076
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 65 Subdivision: CROSSWINDS IV MapRef: MB 18 PG 42 Abbreviated Description: Lot:65 Subdivision:CROSSWINDS IV Map Ref:MB 18 PG 42City/Muni/Twp:CHARLES TOWN City/Muni/Twp: CHARLES TOWN

13	.27Mi.	**14983 CHARLES TOWN RD** **CHARLES TOWN, WV 25414-5209**	06/12/2026	$330,000	$145	2269	5/2/2	1964	20,909 SF

APN: 19-02- 18-0003.0000 Document #: 202600008801
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: TITLED MERGER OF PARCEL TO KERNS PROPERTY MapRef: MB 955 PG 7 Abbreviated Description: Subdivision:TITLED MERGER OF PARCEL TO KERNS PROPERTY Map Ref:MB 955 PG 7City/Muni/Twp:CHARLESTOWN City/Muni/Twp: CHARLESTOWN

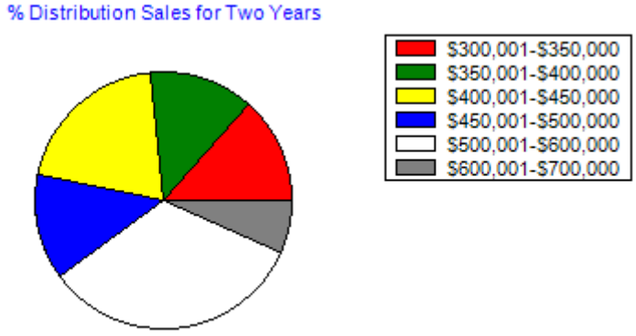
14	.17Mi.	**156 CROSSWINDS DR** **CHARLES TOWN, WV 25414-3905**	05/22/2026	$419,000	$217	1927	7/3/2	1999	8,494 SF

APN: 19-03- 10-0009.0000 Document #: 202600007556
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 9 Section: II Subdivision: CROSSWINDS SUBDIVISION MapRef: MB 16 PG 18 Abbreviated
Description: Lot:9 Section:II Subdivision:CROSSWINDS SUBDIVISION Map Ref:MB 16 PG 18City/Muni/Twp:CHARLES TOWN City/Muni/Twp: CHARLES TOWN

15	.28Mi.	**141 CASORSA DR** **CHARLES TOWN, WV 25414-6700**	05/22/2026	$500,000	$154	3229	9/4/3	2014	11,369 SF

APN: 19-03- 12B-0188.0000 Document #: 202600007548
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 188 Subdivision: NORBORNE GLEBE SUBDIVISION Phase No: 4 MapRef: MB 25 PG 389 Abbreviated
Description: Lot:188 Subdivision:NORBORNE GLEBE SUBDIVISION Phase No:4 Map Ref:MB 25 PG 389City/Muni/Twp:CHARLES TOWN City/Muni/Twp: CHARLES TOWN

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.

ICE SiteX Report

OrderID: 98513754

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.	**496 CROSSWINDS DR**	**02/22/2018**	$313,300	$187,900	2,058	7/3/2	1999	7,231 SF	
.02Mi.	**510 CROSSWINDS DR**	**08/29/2023**	$387,800	$232,600	3,198	9/4/3	1999	7,231 SF	
.02Mi.	**478 CROSSWINDS DR**		$304,400	$182,600	2,030	6/4/2	1998	7,231 SF	
.02Mi.	**36 GUSTY CT**	**03/20/2024**	$305,500	$183,300	1,878	7/4/2	1999	8,886 SF	
.02Mi.	**24 GUSTY CT**		$386,300	$231,800	2,632	7/3/2	1999	11,108 SF	
.03Mi.	**489 CROSSWINDS DR**		$337,800	$202,600	2,816	6/4/2	1999	7,231 SF	
.03Mi.	**503 CROSSWINDS DR**	**01/16/2024**	$360,400	$216,200	3,199	8/4/3	1998	7,231 SF	
.03Mi.	**149 WIND SHEAR DR**	**06/25/2019**	$275,700	$165,400	1,428	6/3/2	2000	8,146 SF	
.03Mi.	**526 CROSSWINDS DR**	**09/03/2021**	$267,900	$160,700	1,326	5/3/2	1998	8,407 SF	
.03Mi.	**473 CROSSWINDS DR**	**08/01/2022**	$312,200	$187,300	2,556	6/3/2	2000	7,231 SF	
.04Mi.	**35 GUSTY CT**	**03/15/2023**	$354,600	$212,700	2,382	8/4/2	1999	9,888 SF	
.04Mi.	**523 CROSSWINDS DR**	**06/30/2022**	$311,800	$187,000	1,906	8/4/3	1998	7,231 SF	
.04Mi.	**10 GUSTY CT**	**04/28/2023**	$364,400	$218,700	2,138	10/4/2	1999	7,971 SF	
.04Mi.	**456 CROSSWINDS DR**	**01/18/2023**	$334,300	$200,500	1,838	8/3/2	1998	7,187 SF	
.04Mi.	**29 GENTLE BREEZE LN**	**06/14/2018**	$365,800	$219,400	2,165	9/4/2	1999	7,710 SF	
.05Mi.	**455 CROSSWINDS DR**		$363,900	$218,300	2,460	9/4/2	1998	7,231 SF	

Rent vs. Own

Households Occupied by Renters:	20%	Households Occupied by Owners:	75%

Demographics & Income

Median Age:	43.2 years old	Households:	8,319
Median Household Income:	$102,577	Households w/Family:	71%
Household Income Per Capita:	$44,796	Households w/Family Married:	56%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

School District

School District Zone:	Jefferson County School District	Students:	8,386
Number of Schools:	16	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.63Mi.	**Page Jackson Elementary School** Number of Students: 366 Student-Teacher Ratio: 17.16	NA	Public	PK - 2
1.61Mi.	**Wright Denny Intermediate School** Number of Students: 376 Student-Teacher Ratio: 15.67	B+	Public	3 - 5
2.00Mi.	**Washington High School** Number of Students: 1,458 Student-Teacher Ratio: 19.18 Advanced Placement: Yes	B-	Public	9 - 12
0.74Mi.	**Charles Town Middle School** Number of Students: 603 Student-Teacher Ratio: 12.31	C+	Public	6 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	120%	HIGHER
BURGLARY	89%	LOWER
MOTOR VEHICLE THEFT	127%	HIGHER
FORCIBLE ROBBERY	92%	SIMILAR
AGGRAVATED ASSAULT	101%	SIMILAR
FORCIBLE RAPE	106%	SIMILAR
MURDER	87%	LOWER
OVERALL	88%	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.
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ICE SiteX Report

OrderID: 98513754

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