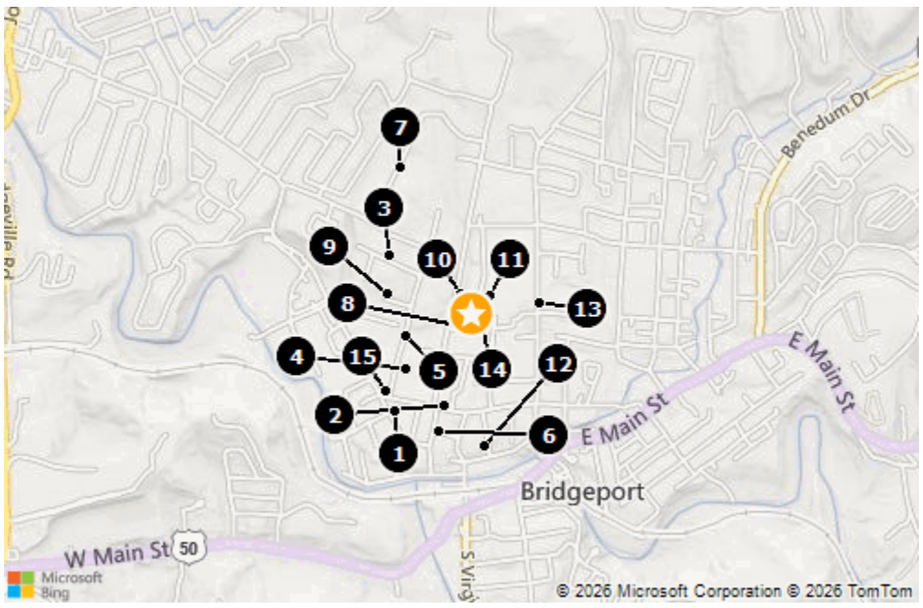
ICE SiteX Report

OrderID: 97951747

SiteX Property Information Report



Subject Property Location

513 GLEN AVE, BRIDGEPORT, WV 26330-1407

County:	**HARRISON WV**	Census Tract:	540330321.032020
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	17-16-2404-0125.0000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$188,000**	FSD:	10	Common Confidence Score:	69
Value Range:	$169,200 - $206,800	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$14,280	Market Land Value:	$23,800	Tax Year:	2025
Assd Improvement:	$66,360	Market Improvment Value:	$110,600	Total Taxable Value:	
Total Assessed Value:	$80,640	Total Assessor Market Value:	$134,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	DB

Assessment Legal Description

Lot: 17 District: 16 Subdivision: HOLT SD
Abbreviated Description: 1 LOT #17 HOLT SD
City/Muni/Twp: SIMPSON BRIDGEPORT

Property Characteristics

Lot Size:	7,000 SF	Bedrooms:	3	Pool:	
Building Area:	1160 SF	Baths:	1	Fireplace:	
Year Built:	1952	Partial Baths:		Type Const:	Stone
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Rock, Stone
Number of Units:	1	Garage Type:	Underground	Heating:	Central
Number of Stories:	1+B	Number of Cars:	1	A/C:	Central
Style:	Ranch	Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/18/2024	Sales Price:	N/A
Document #:	202400022232 BK-PG 1453-810	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/25/2021	Loan Amount:	N/A
Document #:	202100011711 BK-PG 1453-810	Loan Type:	New Conventional
TD Due Date:	07/01/2051	Type Finance:	ADJ

Legal Description:
Lot: 3-5 Subdivision: TILFORD J HOLTS SUB
Abbreviated Description: SIMPSON DISTRICT

Prior Transfer

Recording Date:	01/20/2017	Sales Price:	$114,000
Document #:	BK-PG 1586 -324	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 17 District: 16 Subdivision: HOLT SD
Abbreviated Description: 1 LOT #17 HOLT SD
City/Muni/Twp: SIMPSON BRIDGEPORT

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Area Sales Analysis

Total Area Sales	$4,022,359	Median # of Bedrooms	3
Median Lot Size	13,591 SF	Median # of Baths	1
Median Living Area	1,470 SF	Median Year Built	1955
Price Range - 2 Yrs	$160,000 to $449,000	Age Range	34 years to 126 years
Median Value	$275,000	Median Age	71 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.31Mi.	**232 JOHNSON AVE** **BRIDGEPORT, WV 26330-1609**	05/15/2026	$170,000	$111	1520	6/3/1	1956	7,754 SF	
		APN: 17-16-2406-0086.0000 Document #: 202600010780 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4&5 Subdivision: KENNEY ADDITION MapRef: MB 307 PG 304 Abbreviated Description: Lot:4&5 Subdivision:KENNEY ADDITION Map Ref:MB 307 PG 304City/Muni/Twp:BRIDGEPORT City/Muni/Twp: BRIDGEPORT								
2	.23Mi.	**328 W PHILADELPHIA AVE** **BRIDGEPORT, WV 26330-1461**	05/12/2026	$449,000	$143	3124	7/3/3	1940	13,591 SF	
		APN: 17-16-2406-0028.0000 Document #: 202600010275 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
3	.25Mi.	**536 RITTER ST** **BRIDGEPORT, WV 26330-1343**	03/20/2026	$316,000	$170	1849	7/3/1	1955	8,973 SF	
		APN: 17-16-2404-0044.0000 Document #: 202600006006 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Subdivision: MRS E B DAKINS SUBDIVISION OF PART OF J WATSON JOH Abbreviated Description: Lot:5 Subdivision:MRS E B DAKINS SUBDIVISION OF PART OF J WATSON JOH City/Muni/Twp:BRIDGEPORT City/Muni/Twp: BRIDGEPORT								
4	.21Mi.	**402 JAMES ST** **BRIDGEPORT, WV 26330-1336**	03/03/2026	$160,000	$117	1359	8/4/1	1947	19,950 SF	
		APN: 17-16-2404-0270.0000 Document #: 202600004527 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8&9 Subdivision: WL FOWLER SUBDIVISION MapRef: MB NO PG 535 Abbreviated Description: Lot:8&9 Subdivision:WL FOWLER SUBDIVISION Map Ref:MB NO PG 535								
5	.15Mi.	**428 JAMES ST** **BRIDGEPORT, WV 26330-1336**	02/24/2026	$277,500	$188	1470	7/3/1	1930	17,642 SF	
		APN: 17-16-2404-0186.0000 Document #: 202600003973 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BRIDGEPORT City/Muni/Twp: BRIDGEPORT								
6	.3Mi.	**216 DAVISSON ST** **BRIDGEPORT, WV 26330-1439**	02/03/2026	$250,000	$118	2112	5/3/1	1900	5,140 SF	
		APN: 17-16-2406-0144.0000 Document #: 202600002114 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Subdivision: FLAVIUS B DAVISSON ADDITION MapRef: MB NO PG 386&387 Abbreviated Description: Lot:7 Subdivision:FLAVIUS B DAVISSON ADDITION Map Ref:MB NO PG 386&387City/Muni/Twp:BRIDGEPORT City/Muni/Twp: BRIDGEPORT								
7	.39Mi.	**766 LONG ST** **BRIDGEPORT, WV 26330-1146**	10/28/2025	$170,000	$217	780	4/2/1	1950	14,418 SF	
		APN: 17-16-2402-0136.0000 Document #: 202500022761 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BRIDGEPORT City/Muni/Twp: BRIDGEPORT								
8	.04Mi.	**502 STOUT ST** **BRIDGEPORT, WV 26330-1430**	10/23/2025	$299,000	$194	1536	7/3/1	1955	14,985 SF	
		APN: 17-16-2404-0145.0000 Document #: 202500022501 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1&2 Subdivision: TILFORD J HOLTS SUBDIVISION Abbreviated Description: Lot:1&2 Subdivision:TILFORD J HOLTS SUBDIVISION City/Muni/Twp:BRIDGEPORT City/Muni/Twp: BRIDGEPORT								
9	.22Mi.	**524 KINNEY ST** **BRIDGEPORT, WV 26330-1341**	10/06/2025	$362,500	$160	2256	7/4/3	1992	13,634 SF	
		APN: 17-16-2404-0112.0000 Document #: 202500021436 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 MapRef: MB 1039 PG 846 Abbreviated Description: Lot:1 Map Ref:MB 1039 PG 846								
10	.05Mi.	**530 STOUT ST** **BRIDGEPORT, WV 26330-1430**	06/23/2025	$288,500	$226	1272	5/3/1	1961	7,013 SF	
		APN: 17-16-2404-0081.0000 Document #: 202500014010 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Subdivision: TILFORD J HOLTS SUBDIVISION OF LOTS NOS 3 4 5 OF T Abbreviated Description: Lot:9 Subdivision:TILFORD J HOLTS SUBDIVISION OF LOTS NOS 3 4 5 OF T								
11	.06Mi.	**532 GLEN AVE** **BRIDGEPORT, WV 26330-1408**	06/13/2025	$275,000	$200	1372	5/3/1	1965	13,809 SF	
		APN: 17-16-2404-0076.0000 Document #: 202500013591 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 28&29 Subdivision: TILFORD J HOLTS SUB DIVISION MapRef: MB 687 PG 259 Abbreviated Description: Lot:28&29 Subdivision:TILFORD J HOLTS SUB DIVISION Map Ref:MB 687 PG 259City/Muni/Twp:BRIDGEPORT City/Muni/Twp: BRIDGEPORT								
12	.33Mi.	**219 DUNKIN AVE** **BRIDGEPORT, WV 26330-1401**	05/20/2025	$242,500	$254	952	4/2/1	1950	4,704 SF	
		APN: 17-16-2406-0199.0000 Document #: 202500011845 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Subdivision: REVISED J W DUNKIN SUB DIVISION MapRef: MB 695 PG 540-541 Abbreviated Description: Lot:13 Subdivision:REVISED J W DUNKIN SUB DIVISION Map Ref:MB 695 PG 540-541								
13	.19Mi.	**518 WORTHINGTON DR** **BRIDGEPORT, WV 26330-1435**	03/31/2025	$287,359	$125	2295	6/4/2	1900	11,108 SF	
		APN: 17-16-2405-0082.0001 Document #: 202500007712 Document Type: Price Code: D Land Use: Single Family Residential								

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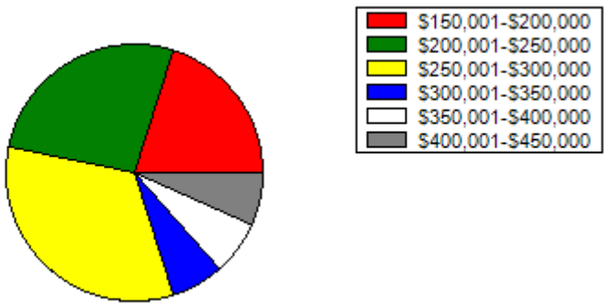
Legal:

14 .04Mi. **502 GLEN AVE** 03/24/2025 $230,000 $224 1025 7/3/2 1956 7,013 SF
BRIDGEPORT, WV 26330-1408
APN: 17-16-2404-0148.0000 Document #: 202500007056
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 20 Subdivision: TILFORD J HOLTS SUBDIVISION MapRef: MB 687 PG 259 Abbreviated Description: Lot:20 Subdivision:TILFORD J HOLTS SUBDIVISION Map Ref:MB 687 PG 259City/Muni/Twp:BRIDGEPORT City/Muni/Twp: BRIDGEPORT

15 .29Mi. **502 W PHILADELPHIA AVE** 01/10/2025 $245,000 $188 1300 6/3/1 1957 15,594 SF
BRIDGEPORT, WV 26330-1451
APN: 17-16-2406-0019.0000 Document #: 202500000907
Document Type: Price Code: D
Land Use: Single Family Residential
Legal:

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.	**513 GLEN AVE**	**01/20/2017**	$134,400	$80,640	1,160	5/3/1	1952	7,000 SF	
.02Mi.	**521 GLEN AVE**	**09/13/2010**	$154,200	$92,520	768	6/3/1	1953	13,983 SF	
.03Mi.	**501 GLEN AVE**	**12/01/2021**	$173,300	$103,980	2,000	6/3/2	1956	6,316 SF	
.03Mi.	**508 STOUT ST**	**05/03/2010**	$164,300	$98,580	1,560	5/3/2	1979	7,013 SF	
.03Mi.	**512 GLEN AVE**	**05/06/2014**	$136,400	$81,840	1,324	6/3/1	1951	7,000 SF	
.03Mi.	**504 STOUT ST**	**06/30/2023**	$222,500	$133,500	2,112	5/4/2	1974	7,841 SF	
.04Mi.	**504 GLEN AVE**	**09/14/2022**	$289,900	$173,940	2,128	9/5/2	2022	7,013 SF	
.04Mi.	**525 GLEN AVE**	**04/18/2016**	$138,700	$83,220	1,339	5/2/1	1956	7,013 SF	
.04Mi.	**522 STOUT ST**	**12/08/2020**	$124,600	$74,760	1,060	6/3/1	1953	7,013 SF	
.04Mi.	**520 GLEN AVE**		$160,900	$96,540	1,200	5/3/1	1950	6,970 SF	
.04Mi.	**502 GLEN AVE**	**06/29/2012**	$172,500	$103,500	1,025	7/3/2	1956	7,013 SF	
.04Mi.	**502 STOUT ST**	**08/23/2005**	$201,000	$120,600	1,536	7/3/1	1955	14,985 SF	
.04Mi.	**524 GLEN AVE**	**02/21/2019**	$118,300	$70,980	848	4/2/1	1951	6,970 SF	
.05Mi.	**526 STOUT ST**		$144,500	$86,700	1,044	7/3/1	1957	7,013 SF	
.05Mi.	**500 GLEN AVE**	**02/22/2019**	$147,800	$88,680	1,050	5/3/1	1956	6,926 SF	
.05Mi.	**528 GLEN AVE**	**11/02/2020**	$94,100	$56,460	768	4/2/1	1950	6,882 SF	

Rent vs. Own

Households Occupied by Renters:	25%	Households Occupied by Owners:	68%

Demographics & Income

Median Age:	42.3 years old	Households:	6,848
Median Household Income:	$86,219	Households w/Family:	59%
Household Income Per Capita:	$44,048	Households w/Family Married:	47%
Most Common Education Level:	High School Graduate	Households w/Family Children:	26%

School District

School District Zone:	Harrison County School District	Students:	9,358
Number of Schools:	25	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.42Mi.	**Bridgeport High School**	A+	Public	9 - 12
Number of Students: 817 Student-Teacher Ratio: 15.75 Advanced Placement: Yes				
0.34Mi.	**Simpson Elementary School**	A-	Public	PK - 5

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Number of Students: 522 Student-Teacher Ratio: 17.36				
0.36Mi. **Bridgeport Middle School** Number of Students: 590 Student-Teacher Ratio: 13.43		A	Public	6 - 8
0.42Mi. **Johnson Elementary School** Number of Students: 742 Student-Teacher Ratio: 17.76		A-	Public	PK - 5

Flood Report

The Subject Property of **513 GLEN AVE, BRIDGEPORT, WV 26330-1407** 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	103%	SIMILAR
BURGLARY	80%	LOWER
MOTOR VEHICLE THEFT	119%	HIGHER
FORCIBLE ROBBERY	76%	NOTABLY LOWER
AGGRAVATED ASSAULT	104%	SIMILAR
FORCIBLE RAPE	85%	LOWER
MURDER	82%	LOWER
OVERALL	76%	NOTABLY 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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