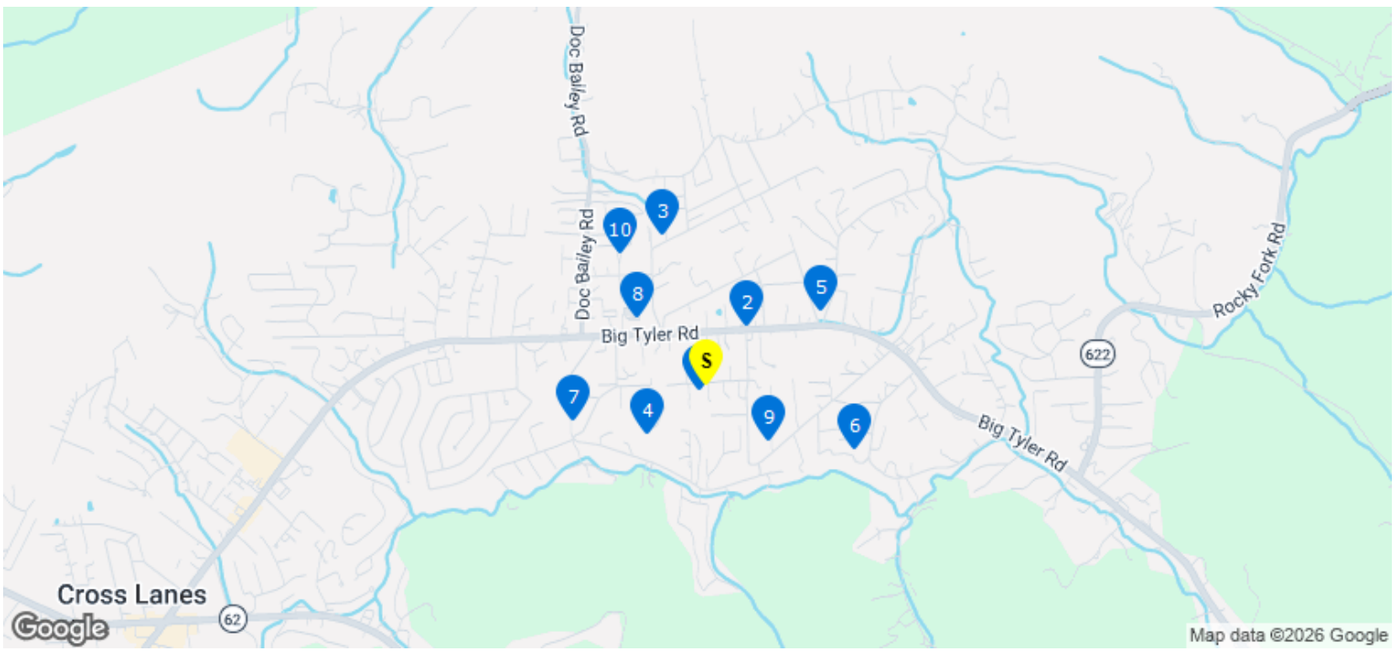
# ICE SiteX Report

**OrderID: 98761790**

## SiteX Property Information Report




## Subject Property Location

### 6 WICK LN, CROSS LANES, WV 25313-1765

| | | | |
|---|---|---|---|
| County: | **KANAWHA WV** | Census Tract: | 0105.00 |
| Property Use: | Single Family Residential | Zoning: | |
| Parcel Number: | 20-25- 22K-0030.0006 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$204,000** | FSD: | 18 | Common Confidence Score: | 41 |
| Value Range: | $167,280 - $240,720 | ICE Confidence Score: | 82 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2025 | Market Value Year: | 2025 | Tax Rate Code Area: | |
| Assd Land Value: | $12,780 | Market Land Value: | $21,300 | Tax Year: | 2025 |
| Assd Improvement: | $52,980 | Market Improvment Value: | $88,300 | Total Taxable Value: | $828 |
| Total Assessed Value: | $65,760 | Total Assessor Market Value: | $109,600 | Delinquent Year: | |
| | | | | Tax Account ID: | 07538809 |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | |

## Assessment Legal Description

Lot: 6,16 District: 25 Subdivision: CANDLEWICK EST SUB

| | |
|---|---|
| Abbreviated Description: | LT 6 CANDLEWICK EST SUB PT LT 16 MATTHEWS BABY FARM |
| City/Muni/Twp: | UNION |

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 5,837 SF | Bedrooms: | 3 | Pool: | |
| Building Area: | 1340 SF | Baths: | 2 | Fireplace: | |
| Year Built: | 1998 | Partial Baths: | 1 | Type Const: | |
| Number of Buildings: | | Number of Rooms: | 5 | Ext Walls: | Siding (Alum/Vinyl) |
| Number of Units: | 1 | Garage Type: | Underground/Basement | Heating: | Central |
| Number of Stories: | 1+B | Number of Cars: | 2 | A/C: | Central |
| Style: | | Basement: | Improved Basement (Finished) | Roof Cover: | |
| | | Foundation: | | Elevator: | |

## Subject Property Deed/Transfer History
## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 10/16/2019 | Loan Amount: | N/A |
| Document #: | 4387766 BK-PG - | Loan Type: | Conventional |
| Contract Date: | 10/08/2019 | | |
| TD Due Date: | | Type Finance: | Fixed Rate |

**Legal Description:**
Subdivision: CANDLEWICK EST

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 10/16/2019 | Sales Price: | $127,000 |
| Document #: | 3047498 BK-PG - | Type of Sale: | Arms-Length Transfer |
| Contract Date: | 10/08/2019 | | |
| Document Type: | Deed | | |

**Legal Description:**
Subdivision: CANDLEWICK EST

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 10/08/2019 | Sales Price: | $127,000 |
| Document #: | BK-PG 3047-0498 | Type of Sale: | Per Assessor |
| Document Type: | Deed | | |

# ICE SiteX Report

**OrderID: 98761790**

**Legal Description:**
Lot: MP District: 25 Subdivision: CANDLEWICK EST SUB
Abbreviated Description: LT 6 CANDLEWICK EST SUB PT LT 16 MATTHEWS BABY FARM
City/Muni/Twp: UNION

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 05/07/2014 | Loan Amount: | N/A |
| Document #: | 4027/693 BK-PG - | Loan Type: | Conventional |
| Contract Date: | 05/06/2014 | | |
| TD Due Date: | | Type Finance: | Fixed Rate |

**Legal Description:**
Abbreviated Description: CANDLEWICK EST; LOT:6

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 05/07/2014 | Sales Price: | $128,000 |
| Document #: | BK-PG 2875-972 | Type of Sale: | Arms-Length Transfer |
| Contract Date: | 05/06/2014 | | |
| Document Type: | Deed | | |

**Legal Description:**
Abbreviated Description: CANDLEWICK EST; LOT:6

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 04/12/2002 | Sales Price: | $35,000 |
| Document #: | BK-PG 2547-921 | Type of Sale: | Non Residential Transfer |
| Contract Date: | 02/04/2002 | | |
| Document Type: | Deed | | |

**Legal Description:**

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 09/30/1998 | Loan Amount: | N/A |
| Document #: | BK-PG - | Loan Type: | |
| TD Due Date: | | Type Finance: | Fixed Rate |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 09/30/1998 | Sales Price: | $96,000 |
| Document #: | BK-PG - | Type of Sale: | Arms-Length Transfer |
| Document Type: | Deed | | |

**Legal Description:**

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $1,974,100 | Median # of Bedrooms | 3 |
| Median Lot Size | 8,734 SF | Median # of Baths | 2 |
| Median Living Area | 1,372 SF | Median Year Built | 1975 |
| Price Range - 2 Yrs | $112,300 to $275,000 | Age Range | 16 years to 70 years |
| Median Value | $205,700 | Median Age | 51 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .1Mi. | **5286 GREYWOOD DR**<br>**CROSS LANES, WV 25313-1956** | 04/20/2026 | $256,500 | $125 | 2044 | 7/4/2 | 1983 | 20,473 SF | |
| | | APN: 20-25- 22K-0025.0001 Document #: 4170024<br>Document Type: Warranty Deed Price Code: A<br>Land Use: Single Family Residential<br>Legal: Lot: 13-14 Subdivision: MATTHEWS BABY FARMS Abbreviated Description: Lot:13-14 Subdivision:MATTHEWS BABY FARMS | | | | | | | | |
| 2 | .13Mi. | **70 BRITT WAY**<br>**CHARLESTON, WV 25313-2182** | 09/03/2025 | $170,000 | $113 | 1500 | 5/3/1 | 1962 | 87,120 SF | |
| | | APN: 20-25- 22L-0073.0000 Document #: 33400260<br>Document Type: Warranty Deed Price Code: A<br>Land Use: Single Family Residential<br>Legal: | | | | | | | | |
| 3 | .19Mi. | **5210 SHELLY LN**<br>**CROSS LANES, WV 25313-1810** | 03/02/2026 | $209,900 | $150 | 1400 | 6/3/2 | 2010 | 10,019 SF | |
| | | APN: 20-25- 16F-0074.0001 Document #: 4161345<br>Document Type: Warranty Deed Price Code:<br>Land Use: Single Family Residential<br>Legal: | | | | | | | | |
| 4 | .2Mi. | **5207 ALPINE DR**<br>**CHARLESTON, WV 25313-1601** | 04/03/2025 | $235,000 | $134 | 1751 | 6/4/3 | 1954 | 21,693 SF | |
| | | APN: 20-25- 16E-0050.0000 Document #: 32290690<br>Document Type: Warranty Deed Price Code: A<br>Land Use: Single Family Residential<br>Legal: | | | | | | | | |
| 5 | .21Mi. | **5134 SAULTON DR**<br>**CHARLESTON, WV 25313-1739** | 09/17/2026 | $275,000 | $155 | 1769 | 6/3/2 | 1956 | 67,954 SF | |
| | | APN: 20-25- 22L-0059.0000 Document #: 4196347<br>Document Type: Warranty Deed Price Code: A<br>Land Use: Single Family Residential<br>Legal: Subdivision: MATTHEWS BABY FARMS Abbreviated Description: Subdivision:MATTHEWS BABY FARMS | | | | | | | | |
| 6 | .23Mi. | **5110 RIDGECROSS DR**<br>**CROSS LANES, WV 25313-1714** | 01/12/2026 | $191,900 | $158 | 1215 | 5/3/2 | 1971 | 10,890 SF | |
| | | APN: 20-25- 22N-0017.0012 Document #: 4153769<br>Document Type: Warranty Deed Price Code: A<br>Land Use: Single Family Residential<br>Legal: Lot: 45 Subdivision: MATTHEWS BABY FARMS Abbreviated Description: Lot:45 Subdivision:MATTHEWS BABY FARMS | | | | | | | | |
| 7 | .27Mi. | **5216 BRACKENRICH DR**<br>**CHARLESTON, WV 25313-1620** | 09/01/2026 | $224,500 | $260 | 864 | 5/3/1 | 1971 | 7,710 SF | |
| | | APN: 20-25- 16E-0048.0007 Document #: 4193438<br>Document Type: Warranty Deed Price Code: A | | | | | | | | |

# ICE SiteX Report

**OrderID: 98761790**

Land Use: Single Family Residential
Legal: Lot: 13 Subdivision: HIDDEN VALLEY SD Abbreviated Description: Lot:13 Subdivision:HIDDEN VALLEY SD

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 8 | .32Mi. | **5113 JASON DR**<br>**CROSS LANES, WV 25313-1909** | 08/06/2025 | $276,000 | $125 | 2207 | 7/3/2 | 1978 | 8,886 SF |

APN: 20-25- 22N-0050.0005 Document #: 33350252
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 16 Subdivision: WOODSVALE SD Abbreviated Description: Lot:16 Subdivision:WOODSVALE SD

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 9 | .32Mi. | **5248 DALEWOOD DR**<br>**CROSS LANES, WV 25313-1704** | 07/22/2025 | $150,000 | $88 | 1712 | 6/4/2 | 1962 | 15,246 SF |

APN: 20-25- 22L-0081.0000 Document #: 33300733
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal:

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 10 | .32Mi. | **5305 BIG TYLER RD**<br>**CROSS LANES, WV 25313-1092** | 05/01/2025 | $81,675 | $73 | 1120 | 4/2/1 | 1978 | 1,525 SF |

APN: 20-25- 22K-0001.0011 Document #: 32330287
Document Type: Warranty Deed Price Code:
Land Use: Townhouse (Residential)
Legal: Lot: 1 Abbreviated Description: Lot:1

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 11 | .33Mi. | **5222 DALEWOOD DR**<br>**CHARLESTON, WV 25313-1704** | 09/15/2025 | $203,500 | $118 | 1720 | 5/3/2 | 1987 | 10,803 SF |

APN: 20-25- 22N-0014.0002 Document #: 4134016
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal:

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 12 | .33Mi. | **5227 BRACKENRICH DR**<br>**CHARLESTON, WV 25313-1619** | 03/18/2025 | $242,500 | $74 | 3276 | 6/4/2 | 1971 | 9,932 SF |

APN: 20-25- 16E-0048.0001 Document #: 32280749
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: HIDDEN VALLEY SD Abbreviated Description: Lot:2 Subdivision:HIDDEN VALLEY SD

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 13 | .35Mi. | **5305 MONTA VISTA DR**<br>**CROSS LANES, WV 25313-1813** | 09/14/2026 | $250,000 | $135 | 1848 | 8/4/2 | 1979 | 11,282 SF |

APN: 20-25- 16F-0037.0007 Document #: 4195868
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal:

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 14 | .35Mi. | **5231 BRACKENRICH DR**<br>**CROSS LANES, WV 25313-1639** | 06/11/2026 | $165,000 | $172 | 960 | 6/3/1 | 1973 | 8,538 SF |

APN: 20-25- 16E-0027.0001 Document #: 4179529
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 25 Subdivision: HIDDEN VALLEY SD Abbreviated Description: Lot:25 Subdivision:HIDDEN VALLEY SD

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 15 | .37Mi. | **5277 DAVID DR**<br>**CHARLESTON, WV 25313-1803** | 05/06/2025 | $201,500 | $150 | 1344 | 5/3/1 | 1981 | 11,369 SF |

APN: 20-25- 16F-0088.0003 Document #: 33230637
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 3 Abbreviated Description: Lot:3

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 16 | .38Mi. | **5113 HOPEWELL DR**<br>**CROSS LANES, WV 25313-1707** | 10/29/2025 | $229,000 | $149 | 1542 | 5/3/1 | 1967 | 10,803 SF |

APN: 20-25- 22L-0009.0006 Document #: 4143544
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 7 Abbreviated Description: Lot:7

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 17 | .39Mi. | **5114 ROCKDALE DR**<br>**CROSS LANES, WV 25313-1912** | 05/01/2025 | $118,041 | $121 | 972 | 5/3/1 | 1950 | 10,193 SF |

APN: 20-25- 22N-0134.0000 Document #: 32330284
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 25 Subdivision: JAMES R DEAN SD Abbreviated Description: Lot:25 Subdivision:JAMES R DEAN SD

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 18 | .41Mi. | **5502 LYNNWOOD DR**<br>**CROSS LANES, WV 25313-1967** | 02/10/2026 | $132,500 | $138 | 960 | 6/2/1 | 1979 | 2,744 SF |

APN: 20-25- 22N-0078.0003 Document #: 4157665
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal:

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 19 | .43Mi. | **5308 WEDGEBROOK LN**<br>**CHARLESTON, WV 25313-1653** | 09/03/2026 | $145,000 | $129 | 1128 | 4/3/1 | 1979 | 5,314 SF |

APN: 20-25- 16C-0061.0003 Document #: 4194547
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: WEDGEBROOK SD Abbreviated Description: Lot:4 Subdivision:WEDGEBROOK SD

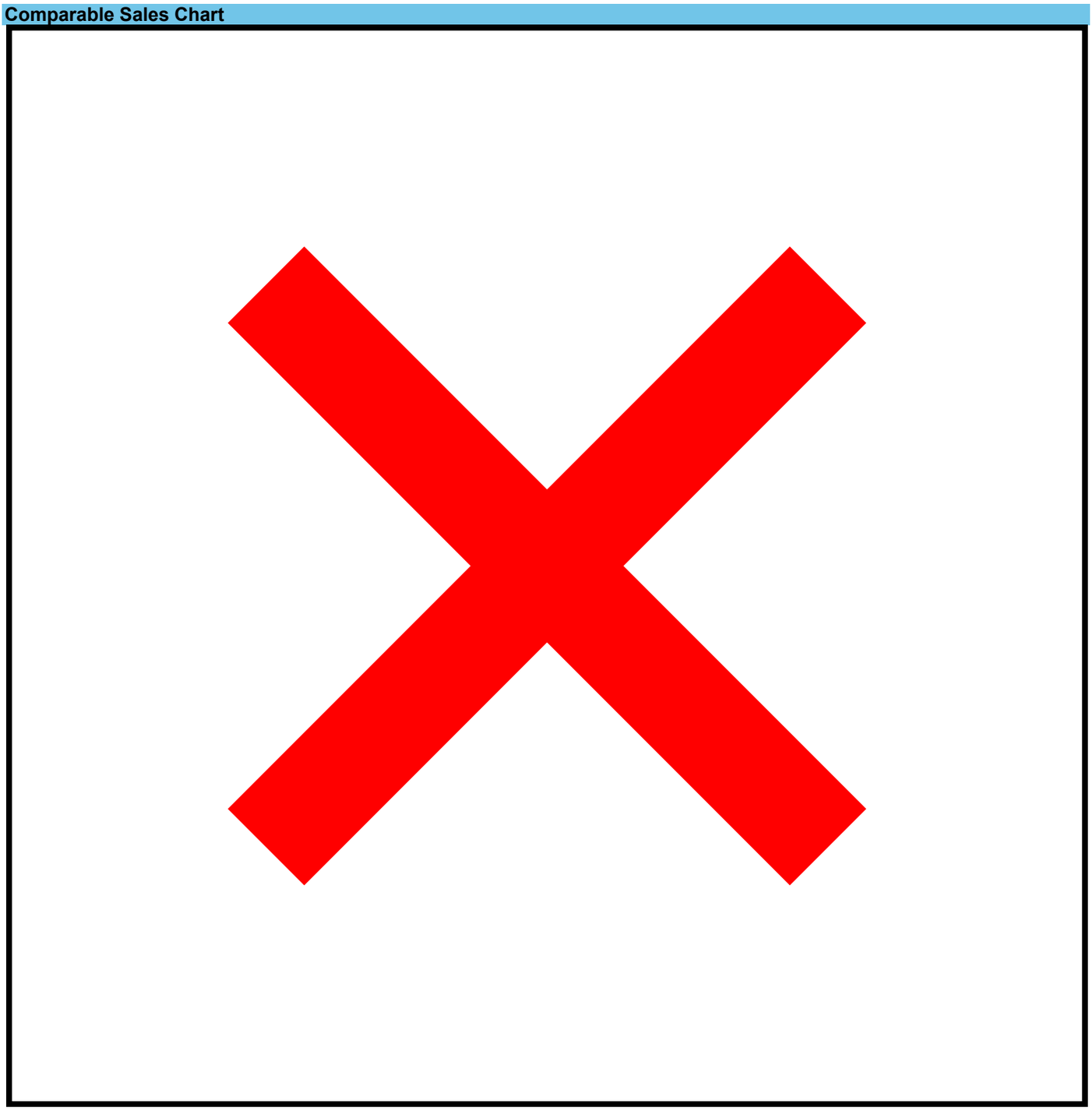
| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 20 | .43Mi. | **5309 ALPINE DR**<br>**CROSS LANES, WV 25313-1603** | 06/08/2026 | $205,000 | $231 | 888 | 6/3/1 | 1966 | 7,144 SF |

APN: 20-25- 16D-0030.0001 Document #: 4178641
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 25 Block: A Subdivision: FLATWOODS FARM SD Abbreviated Description: Lot:25 Block:A Subdivision:FLATWOODS FARM SD

# ICE SiteX Report

**OrderID: 98761790**

## 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: 98761790**

## 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. | **6 WICK LN** | **10/08/2019** | $109,600 | $65,760 | 1,340 | 5/3/2 | 1998 | 5,837 SF | |
| .01Mi. | **8 WICK LN** | | $111,100 | $66,660 | 1,600 | 5/3/1 | 1995 | 5,793 SF | |
| .01Mi. | **5112 DUBLIN DR** | **02/22/2024** | $115,800 | $69,480 | 1,092 | 5/3/2 | 1980 | 5,881 SF | |
| .01Mi. | **4 WICK LN** | **09/29/2022** | $159,300 | $95,580 | 1,248 | 7/3/2 | 1994 | 5,837 SF | |
| .02Mi. | **5110 DUBLIN DR** | **05/27/2022** | $98,200 | $58,920 | 916 | 5/2/2 | 2002 | 2,396 SF | |
| .02Mi. | **5 WICK LN** | **10/05/2022** | $130,800 | $78,480 | 1,414 | 6/3/2 | 1995 | 6,011 SF | |
| .03Mi. | **3 WICK LN** | **10/17/2022** | $175,600 | $105,360 | 1,560 | 6/3/2 | 1995 | 6,011 SF | |
| .03Mi. | **7 WICK LN** | **08/14/2020** | $111,400 | $66,840 | 1,104 | 6/3/2 | 1995 | 7,057 SF | |
| .03Mi. | **5114 DUBLIN DR** | | $115,000 | $69,000 | 1,458 | 5/3/2 | 1968 | 11,892 SF | |
| .03Mi. | **2 WICK LN** | **04/18/2019** | $109,400 | $65,640 | 1,208 | 5/3/2 | 1994 | 6,142 SF | |
| .03Mi. | **5108 DUBLIN DR** | | $79,800 | $47,880 | 900 | 6/3/2 | 1960 | 6,011 SF | |
| .03Mi. | **9 WICK LN** | **09/20/2012** | $98,400 | $59,040 | 1,101 | 6/3/2 | 1996 | 6,229 SF | |
| .03Mi. | **5111 DUBLIN DR** | **06/05/2009** | $48,400 | $29,040 | 1,376 | 8/4/2 | 1980 | 5,489 SF | |
| .04Mi. | **10 WICK LN** | **07/31/2009** | $130,000 | $78,000 | 1,583 | 8/3/2 | 1996 | 5,358 SF | |
| .04Mi. | **1 WICK LN** | **05/15/2023** | $163,300 | $97,980 | 1,850 | 5/3/2 | 1996 | 5,793 SF | |
| .04Mi. | **5258-A GREYWOOD DR** | **09/27/2023** | $92,100 | $55,260 | 1,488 | 8/4/2 | 1945 | 8,886 SF | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 21% | Households Occupied by Owners: | 69% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 44.4 years old | Households: | 5,118 |
| Median Household Income: | $71,808 | Households w/Family: | 65% |
| Household Income Per Capita: | $38,203 | Households w/Family Married: | 55% |
| Most Common Education Level: | High School Graduate | Households w/Family Children: | 22% |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | Kanawha County School District | Students: | 23,085 |
| Number of Schools: | 63 | Rating: | B |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 4.46Mi. | **Nitro High School**<br>Number of Students: 818<br>Student-Teacher Ratio: 20.45<br>Advanced Placement: Yes | B | Public | 9 - 12 |
| 1.08Mi. | **Andrew Jackson Middle School**<br>Number of Students: 488<br>Student-Teacher Ratio: 15.74 | B | Public | 6 - 8 |
| 0.40Mi. | **Point Harmony Elementary School**<br>Number of Students: 440<br>Student-Teacher Ratio: 15.71 | C | Public | PK - 5 |

## Flood Report

The Subject Property of **6 WICK LN, CROSS LANES, WV 25313-1765** 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** | 108% | SIMILAR |
| **BURGLARY** | 104% | SIMILAR |
| **MOTOR VEHICLE THEFT** | 111% | HIGHER |
| **FORCIBLE ROBBERY** | 93% | SIMILAR |
| **AGGRAVATED ASSAULT** | 61% | NOTABLY LOWER |
| **FORCIBLE RAPE** | 74% | NOTABLY LOWER |
| **MURDER** | 96% | SIMILAR |
| **OVERALL** | 80% | LOWER |

## Disaster Alerts

1/23/2026 - Severe Winter Storm 8/14/2026 - Severe Storms And Flooding

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: 98761790**

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Data deemed reliable, but not guaranteed.

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