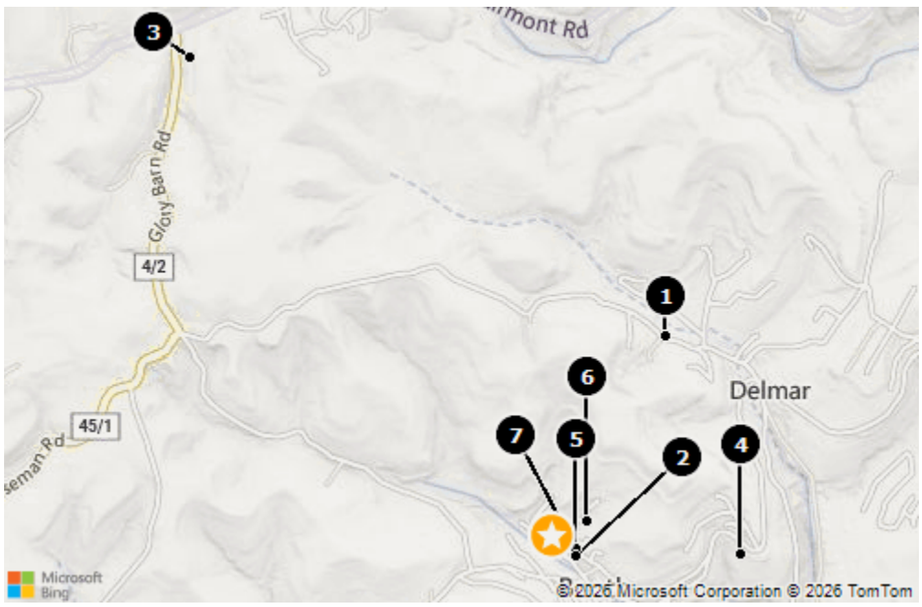
ICE SiteX Report

OrderID: 97784831

SiteX Property Information Report



Subject Property Location

74 LOWER BOOTH RD, MORGANTOWN, WV 26501-7820

County:	**MONONGALIA WV**	Census Tract:	540610113.002003
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	31-07- 15A-0070.0000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$185,000**	FSD:	11	Common Confidence Score:	59
Value Range:	$164,650 - $205,350	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$17,280	Market Land Value:	$28,800	Tax Year:	2025
Assd Improvement:	$49,620	Market Improvment Value:	$82,700	Total Taxable Value:	$715
Total Assessed Value:	$66,900	Total Assessor Market Value:	$111,500	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 19,26 District: 07
Abbreviated Description: LOTS 19,26,27 OR 0.5588 AC BOOTH
City/Muni/Twp: GRANT

Property Characteristics

Lot Size:	23,914 SF	Bedrooms:	3	Pool:	
Building Area:	1732 SF	Baths:	1	Fireplace:	
Year Built:	1910	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Siding (alum/vinyl)
Number of Units:	1	Garage Type:		Heating:	Central
Number of Stories:	1+AB	Number of Cars:		A/C:	Central
Style:	Convention	Basement:	Finished	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/09/2023	Sales Price:	N/A
Document #:	900069 BK-PG 2092-482	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/17/2015	Sales Price:	$67,000
Document #:	612759 BK-PG 1537 -592	Type of Sale:	Full Amount on Deed
Contract Date:	11/05/2015		
Document Type:			

Legal Description:
Map Ref: DD 1180 PG 606

Prior Transfer

Recording Date:	11/09/2015	Sales Price:	$67,000
Document #:	BK-PG 1537 -592	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 19,26 District: 07
Abbreviated Description: LOTS 19,26,27 OR 0.5588 AC BOOTH
City/Muni/Twp: GRANT

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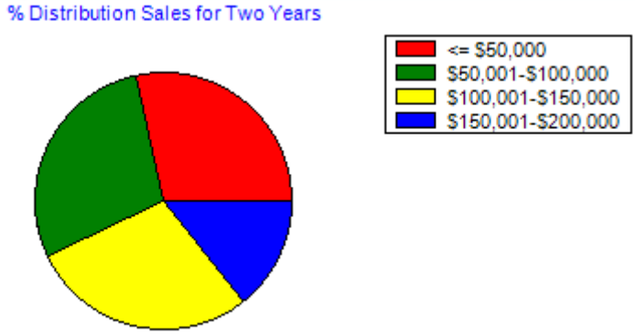
Area Sales Analysis

Total Area Sales	$659,600	Median # of Bedrooms	2
Median Lot Size	31,973 SF	Median # of Baths	1
Median Living Area	1,152 SF	Median Year Built	1920
Price Range - 2 Yrs	$25,000 to $164,900	Age Range	48 years to 116 years
Median Value	$87,700	Median Age	106 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.59Mi.	**114 LOWER HILDEBRAND RD** **MORGANTOWN, WV 26501-9601**	06/02/2026	$164,900	$204	808	4/2/1	1945	23,522 SF	
		APN: 31-07- 12C-0029.0000 Document #: 987968 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 62 MapRef: MB 309 PG 378-A Abbreviated Description: Lot:62 Map Ref:MB 309 PG 378-AAbbreviated Description:PORTION LOT62 City/Muni/Twp:GRANT City/Muni/Twp: GRANT								
2	.07Mi.	**12 BOOTH RD** **MORGANTOWN, WV 26501-7802**	06/01/2026	$132,000	$114	1152	6/3/1	1910	5,271 SF	
		APN: 31-07- 15A-0064.0000 Document #: 987822 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:GRANT City/Muni/Twp: GRANT								
3	1.51Mi.	**738 GLORY BARN RD** **MORGANTOWN, WV 26501-**	01/15/2026	$27,000	$30	872	5/2/1	1920	153,767 SF	
		APN: 31-07- 12-0042.0000 Document #: 975877 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
4	.45Mi.	**1775 RIVER RD** **MORGANTOWN, WV 26501-7650**	08/26/2025	$25,000	$17	1392	5/3/2	1978	56,193 SF	
		APN: 31-07- 15A-0129.0001 Document #: 964986 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 123B&123A Subdivision: MORGANTOWN ARNETTSVILLE PIKE Abbreviated Description: Lot:123B&123A Subdivision:MORGANTOWN ARNETTSVILLE PIKE City/Muni/Twp:GRANT City/Muni/Twp: GRANT								
5	.08Mi.	**10 SHUMILOFF LN** **MORGANTOWN, WV 26501-7805**	05/30/2025	$87,700	$76	1152	5/2/1	1910	31,973 SF	
		APN: 31-07- 15A-0065.0000 Document #: 957354 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 41 Abbreviated Description: Lot:41 City/Muni/Twp:BOOTH City/Muni/Twp: BOOTH								
6	.13Mi.	**46 SHUMILOFF LN** **MORGANTOWN, WV 26501-7805**	05/09/2025	$78,000	$67	1152	5/2/1	1910	47,132 SF	
		APN: 31-07- 15A-0012.0000 Document #: 955388 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 37&37-A Abbreviated Description: Lot:37&37-A City/Muni/Twp:GRANT City/Muni/Twp: GRANT								
7	.03Mi.	**21 SHUMILOFF LN** **MORGANTOWN, WV 26501-7805**	03/24/2025	$145,000	$100	1440	8/3/1	1929	15,377 SF	
		APN: 31-07- 15A-0005.0000 Document #: 951217 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:GRANT City/Muni/Twp: GRANT								

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.

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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.	**74 LOWER BOOTH RD**	**11/09/2015**	$111,500	$66,900	1,732	5/3/1	1910	23,914 SF	
.03Mi.	**82 LOWER BOOTH RD**	**01/03/2017**	$86,900	$52,140	1,152	7/3/2	1910	21,170 SF	
.03Mi.	**21 SHUMILOFF LN**	**12/06/2019**	$71,100	$42,660	1,440	8/3/1	1929	15,377 SF	
.03Mi.	**15 SHUMILOFF LN**	**02/04/2019**	$102,200	$61,320	1,686	6/4/2	1910	11,631 SF	
.04Mi.	**84 LOWER BOOTH RD**	**10/24/2012**	$78,400	$47,040	1,152	5/2/1	1920	28,967 SF	
.04Mi.	**60 LOWER BOOTH RD**	**05/08/2024**	$80,800	$48,480	1,590	6/3/1	1900	12,545 SF	
.05Mi.	**27 SHUMILOFF LN**	**07/02/2018**	$72,600	$43,560	1,232	5/3/1	1910	12,110 SF	
.05Mi.	**14 LANDIS LN**	**07/08/2020**	$67,400	$40,440	1,152	6/3/1	1940	2 SF	
.05Mi.	**12 H ST**		$94,500	$56,700	1,352	6/3/1	1920	43,473 SF	
.05Mi.	**24 LANDIS LN**	**03/13/2021**	$45,000	$27,000	1,152	5/2/1	1925	5,271 SF	
.05Mi.	**18 H ST**		$91,200	$54,720	1,352	6/3/1	1920	1 SF	
.06Mi.	**33 SHUMILOFF LN**	**12/27/2018**	$63,300	$37,980	1,440	5/3/1	1910	12,720 SF	
.07Mi.	**39 SHUMILOFF LN**	**07/08/2016**	$60,800	$36,480	576	5/3/1	1910	14,331 SF	
.07Mi.	**12 BOOTH RD**	**09/12/2017**	$95,000	$57,000	1,152	6/3/1	1910	5,271 SF	
.07Mi.	**34 SHUMILOFF LN**	**03/03/2021**	$70,000	$42,000	1,152	5/3/1	1910	10,454 SF	
.08Mi.	**2048 RIVER RD**		$140,100	$84,060	2,289	7/3/1	1922	1 SF	

Rent vs. Own

Households Occupied by Renters:	35%	Households Occupied by Owners:	56%

Demographics & Income

Median Age:	38.1 years old	Households:	8,868
Median Household Income:	$68,277	Households w/Family:	54%
Household Income Per Capita:	$43,429	Households w/Family Married:	41%
Most Common Education Level:	High School Graduate	Households w/Family Children:	21%

School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.28Mi.	**Skyview Elementary School** Number of Students: 373 Student-Teacher Ratio: 11.09	B-	Public	KG - 5
7.71Mi.	**University High School** Number of Students: 1,371 Student-Teacher Ratio: 15.94 Advanced Placement: Yes	A	Public	9 - 12
2.44Mi.	**Westwood Middle School** Number of Students: 346 Student-Teacher Ratio: 10.48	B-	Public	6 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	110%	HIGHER
BURGLARY	108%	SIMILAR
MOTOR VEHICLE THEFT	101%	SIMILAR
FORCIBLE ROBBERY	98%	SIMILAR
AGGRAVATED ASSAULT	103%	SIMILAR
FORCIBLE RAPE	71%	NOTABLY LOWER
MURDER	91%	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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