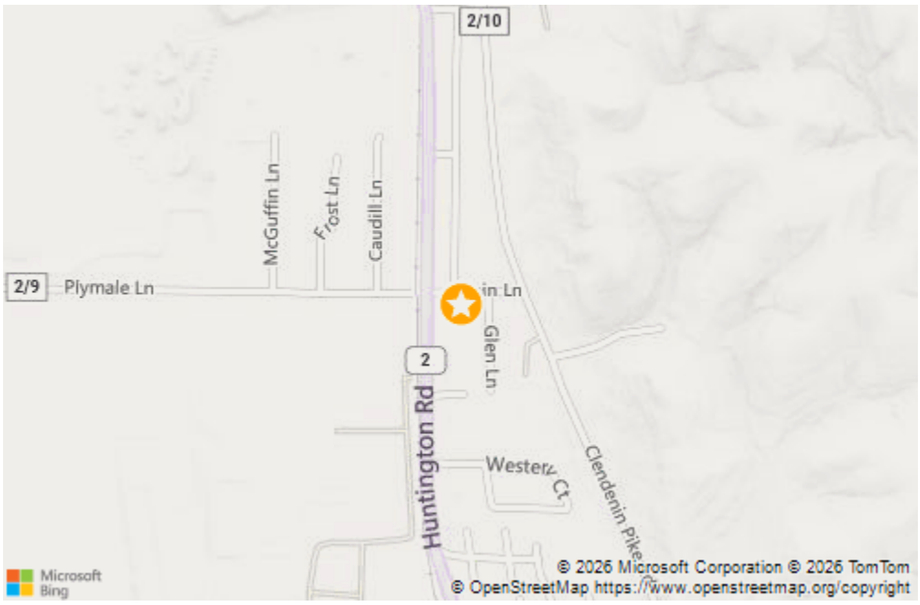
ICE SiteX Report

OrderID: 98345419

SiteX Property Information Report



Subject Property Location

80 BLAIN LN, GALLIPOLIS FERRY, WV 25515-9568

County:	**MASON WV**	Census Tract:	540539551.011034
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	26-02-340A-0053.0000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$162,000**	FSD:	21	Common Confidence Score:	34
Value Range:	$127,980 - $196,020	ICE Confidence Score:	79		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$6,960	Market Land Value:	$11,600	Tax Year:	2025
Assd Improvement:	$58,920	Market Improvment Value:	$98,200	Total Taxable Value:	$779
Total Assessed Value:	$65,880	Total Assessor Market Value:	$109,800	Delinquent Year:	
				Tax Account ID:	06114545
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 02
Abbreviated Description: 0.33 ACRE BEALE LAND
City/Muni/Twp: CLENDENIN

Property Characteristics

Lot Size:	13,547 SF	Bedrooms:	4	Pool:	
Building Area:	2052 SF	Baths:	3	Fireplace:	
Year Built:	2002	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	10	Ext Walls:	Siding (alum/vinyl)
Number of Units:	1	Garage Type:		Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:	Other	Basement:		Roof Cover:	
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG 367 -609	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 02
Abbreviated Description: 0.33 ACRE BEALE LAND
City/Muni/Twp: CLENDENIN

No Comparable Sales Found

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.	**80 BLAIN LN**		$109,800	$65,880	2,052	10/4/3	2002	13,547 SF	
.02Mi.	**132 BLAIN LN**		$63,400	$38,040	1,300	6/3/1	1936	8,799 SF	
.02Mi.	**558 NIBERT DR**		$76,900	$46,140	988	5/3/1	1971	10,019 SF	
.03Mi.	**11241 HUNTINGTON RD**	**03/10/2023**	$105,100	$63,060	1,365	4/2/1	1950	37,331 SF	
.03Mi.	**11119 HUNTINGTON RD**		$70,300	$42,180	1,344	5/3/1	1900	10,367 SF	
.03Mi.	**131 BLAIN LN**	**08/25/2021**	$64,300	$38,580	1,000	5/3/1	1976	10,019 SF	
.04Mi.	**82 GLEN LN**	**02/06/2018**	$88,700	$53,220	1,504	6/3/1	1959	17,598 SF	
.04Mi.	**11091 HUNTINGTON RD**	**06/30/2005**	$16,800	$10,080	1,056	4/2/1	1950	8,930 SF	
.04Mi.	**11263 HUNTINGTON RD**	**01/22/2021**	$113,200	$67,920	1,352	5/2/1	1957	15,246 SF	
.05Mi.	**171 BLAIN LN**	**01/28/2021**	$123,300	$73,980	1,320	7/3/2	1973	10,019 SF	
.05Mi.	**11067 HUNTINGTON RD**		$65,100	$39,060	1,248	6/3/1	1950	11,500 SF	
.06Mi.	**11271 HUNTINGTON RD**	**12/23/2019**	$118,200	$70,920	1,968	5/3/2	1972	15,769 SF	
.06Mi.	**147 GLEN LN**	**05/15/2024**	$110,800	$66,480	1,424	5/2/1	1959	29,534 SF	
.06Mi.	**45 GLEN LN**		$104,100	$62,460	1,568	6/2/1	1959	26,702 SF	
.06Mi.	**148 GLEN LN**		$64,900	$38,940	1,056	5/3/2	1971	8,799 SF	
.07Mi.	**11301 HUNTINGTON RD**	**11/26/2018**	$59,100	$35,460	1,104	5/2/1	1940	15,856 SF	

Rent vs. Own

Households Occupied by Renters:	9%	Households Occupied by Owners:	80%

Demographics & Income

Median Age:	43.2 years old	Households:	900
Median Household Income:	$41,707	Households w/Family:	57%
Household Income Per Capita:	$24,452	Households w/Family Married:	48%
Most Common Education Level:	High School Graduate	Households w/Family Children:	14%

School District

School District Zone:	Mason County School District	Students:	3,554
Number of Schools:	12	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
8.21Mi.	**Point Pleasant Junior/Senior High School**	B-	Public	7 - 12
Number of Students: 995 Student-Teacher Ratio: 17.77 Advanced Placement: Yes				
0.83Mi.	**Beale Elementary School**	C	Public	PK - 6
Number of Students: 218 Student-Teacher Ratio: 12.11				

Flood Report

The Subject Property of **80 BLAIN LN, GALLIPOLIS FERRY, WV 25515-9568** 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	24%	SIGNIFICANTLY LOWER
BURGLARY	131%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	17%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	81%	LOWER
AGGRAVATED ASSAULT	102%	SIMILAR
FORCIBLE RAPE	131%	NOTABLY HIGHER
MURDER	71%	NOTABLY LOWER
OVERALL	115%	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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