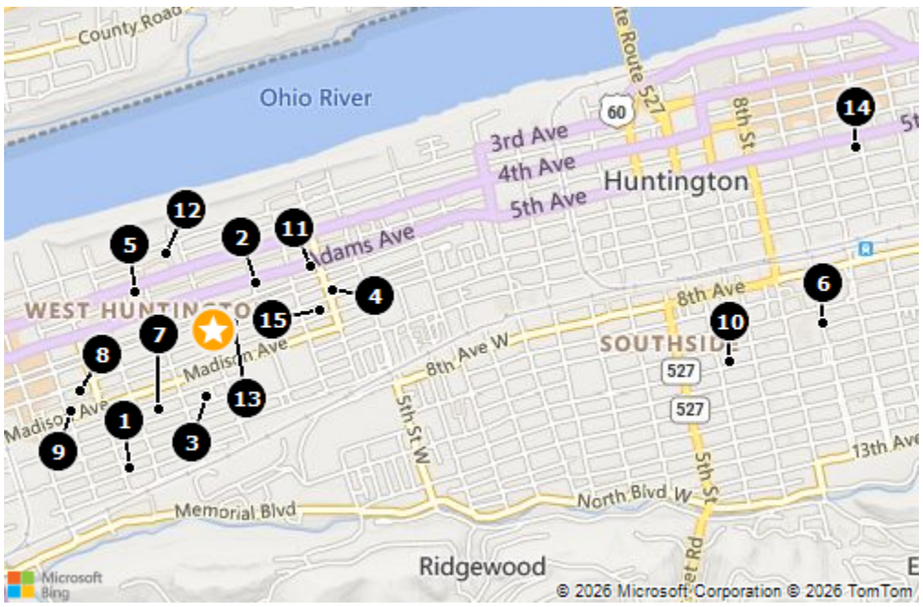
ICE SiteX Report

OrderID: 98366612

SiteX Property Information Report



Subject Property Location

848 JEFFERSON AVE, HUNTINGTON, WV 25704-2820

County:	**CABELL WV**	Census Tract:	540110009.001025
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	06-07- 42-0017.0000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$120,000**	FSD:	19	Common Confidence Score:	39
Value Range:	$97,200 - $142,800	ICE Confidence Score:	81		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$9,180	Market Land Value:	$15,300	Tax Year:	2026
Assd Improvement:	$44,460	Market Improvment Value:	$74,100	Total Taxable Value:	$897
Total Assessed Value:	$53,640	Total Assessor Market Value:	$89,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 3 District: 07 Subdivision: SPENCE SUB
Abbreviated Description: LT 3 SPENCE SUB 848 JEFFERSON AVE
City/Muni/Twp: KYLE

Property Characteristics

Lot Size:	5,401 SF	Bedrooms:	3	Pool:	
Building Area:	1239 SF	Baths:	1	Fireplace:	
Year Built:	1957	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Brick
Number of Units:	1	Garage Type:		Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:	Ranch	Basement:		Roof Cover:	
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/03/2022	Sales Price:	$90,000
Document #:	6135059 BK-PG 1463 -1	Type of Sale:	Full Amount on Deed
Contract Date:	05/31/2022		
Document Type:			

Legal Description:
Lot: 3 Subdivision: WILMER H SPENCE Map Ref: DB 1131 PG 626

Prior Transfer

Recording Date:	06/03/2022	Sales Price:	$89,900
Document #:	BK-PG 1463 -001	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 3 District: 07 Subdivision: SPENCE SUB
Abbreviated Description: LT 3 SPENCE SUB 848 JEFFERSON AVE
City/Muni/Twp: KYLE

Area Sales Analysis

Total Area Sales	$918,550	Median # of Bedrooms	3
Median Lot Size	5,314 SF	Median # of Baths	1
Median Living Area	1,560 SF	Median Year Built	1921
Price Range - 2 Yrs	$4,500 to $169,900	Age Range	51 years to 126 years
Median Value	$55,000	Median Age	105 years

ICE SiteX Report

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Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.41Mi.	**1155 JACKSON AVE** **HUNTINGTON, WV 25704-2419**	05/21/2026	$10,000	$9	1092	6/3/1	1900	6,186 SF	
		APN: 06-07- 41-0577.0001 Document #: 6261769 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Block: 64 Subdivision: SUBDIVISION OF JOHN TRENEAR ESTATE MapRef: MB 121 PG 106 Abbreviated Description: Lot:2 Block:64 Subdivision:SUBDIVISION OF JOHN TRENEAR ESTATE Map Ref:MB 121 PG 106City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON								
2	.16Mi.	**751 ADAMS AVE** **HUNTINGTON, WV 25701-1033**	04/29/2026	$8,000	$4	1810	7/3/1	1900	2,091 SF	
		APN: 06-07- 27-0389.0000 Document #: 6259985 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: 32 Subdivision: CENTRAL CITY Abbreviated Description: Lot:1 Block:32 Subdivision:CENTRAL CITY City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON								
3	.17Mi.	**928 MONROE AVE** **HUNTINGTON, WV 25704-2526**	03/18/2026	$79,000	$75	1040	5/3/1	1963	3,485 SF	
		APN: 06-07- 42-0146.0000 Document #: 6255746 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12&13 Subdivision: BRONSON FERRELL SUBDIVISION OF BLOCK NUMBER FORT Abbreviated Description: Lot:12&13 Subdivision:BRONSON FERRELL SUBDIVISION OF BLOCK NUMBER FORT City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON								
4	.32Mi.	**522 JEFFERSON AVE** **HUNTINGTON, WV 25704-2620**	03/09/2026	$87,000	$42	2062	10/6/1	1930	11,979 SF	
		APN: 06-07- 27-0461.0000 Document #: 6254789 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1&2 Block: 2 Subdivision: MIDWAY ADDITION MapRef: MB 128 PG 319 Abbreviated Description: Lot:1&2 Block:2 Subdivision:MIDWAY ADDITION Map Ref:MB 128 PG 319City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON								
5	.22Mi.	**1033 WASHINGTON AVE** **HUNTINGTON, WV 25704-1731**	03/06/2026	$50,000	$61	816	5/2/1	1920	4,661 SF	
		APN: 06-07- 26-0099.0000 Document #: 6254718 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Block: 4 Subdivision: ST CLOUD Abbreviated Description: Lot:3 Block:4 Subdivision:ST CLOUD City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON								
6	.23Mi.	**947 9TH ST** **HUNTINGTON, WV 25701-3301**	03/04/2026	$9,100	$4	1886	5/3/1	1921	5,706 SF	
		APN: 06-07- 42-0205.0000 Document #: 6254387 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: 60 Subdivision: FITZPATRICK SUB Abbreviated Description: Lot:1 Block:60 Subdivision:FITZPATRICK SUB								
7	.24Mi.	**1032 MONROE AVE** **HUNTINGTON, WV 25704-2540**	02/19/2026	$55,000	$28	1934	8/4/1	1920	6,186 SF	
		APN: 06-07- 41-0510.0000 Document #: 6253171 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 24 Block: 61 Subdivision: TRENEAR SUBDIVISION MapRef: MB 121 PG 106 Abbreviated Description: Lot:24 Block:61 Subdivision:TRENEAR SUBDIVISION Map Ref:MB 121 PG 106City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON								
8	.37Mi.	**1221 JEFFERSON AVE** **HUNTINGTON, WV 25704-2425**	02/18/2026	$5,500	$3	1680	7/3/1	1907	7,754 SF	
		APN: 06-07- 41-0370.0000 Document #: 6253014 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9&10 Block: 78 Abbreviated Description: Lot:9&10 Block:78 City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON								
9	.41Mi.	**1238 MADISON AVE** **HUNTINGTON, WV 25704-2432**	02/10/2026	$65,000	$77	840	5/2/1	1950	4,008 SF	
		APN: 06-07- 41-0385.0000 Document #: 6252447 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: A Block: 78 Subdivision: FRASHERS SUBDIVISION OF LOTS 17 18 19 AND 20 BLOCK MapRef: MB NO PG 139 Abbreviated Description: Lot:A Block:78 Subdivision:FRASHERS SUBDIVISION OF LOTS 17 18 19 AND 20 BLOCK Map Ref:MB NO PG 139City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON								
10	.5Mi.	**608 10TH AVE** **HUNTINGTON, WV 25701-2731**	01/14/2026	$115,000	$112	1020	4/2/1	1975	3,006 SF	
		APN: 06-07- 42-0362.0000 Document #: 6250994 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Block: 7 Subdivision: WOODSIDE PLACE MapRef: MB 130 PG 269 Abbreviated Description: Lot:13 Block:7 Subdivision:WOODSIDE PLACE Map Ref:MB 130 PG 269City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON								
11	.29Mi.	**615 ADAMS AVE** **HUNTINGTON, WV 25701-1031**	12/01/2025	$4,500	$2	1560	7/3/2	1900	5,314 SF	
		APN: 06-07- 27-0406.0000 Document #: 6247841 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Block: 25 Subdivision: MILLER SUB Abbreviated Description: Lot:3 Block:25 Subdivision:MILLER SUB								
12	.22Mi.	**12 WASHINGTON CT** **HUNTINGTON, WV 25704-1734**	10/01/2025	$90,550	$92	984	5/3/1	1960	4,400 SF	
		APN: 06-07- 27-0071.0000 Document #: 6243070 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10,12&14 Block: 6 Subdivision: ST CLOUD MapRef: MB 5 MAP 39 Abbreviated Description: Lot:10,12&14 Block:6 Subdivision:ST CLOUD Map Ref:MB 5 MAP 39City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON								
13	.06Mi.	**828 JEFFERSON AVE** **HUNTINGTON, WV 25704-2820**	10/01/2025	$169,900	$70	2426	9/4/2	1900	14,941 SF	
		APN: 06-07- 42-0020.0000 Document #: 6243085 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: CENTRAL CITY MapRef: MB 99 PG 10 Abbreviated Description: Subdivision:CENTRAL CITY Map Ref:MB 99 PG 10City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON								
14	.23Mi.	**1049 5TH AVE** **HUNTINGTON, WV 25701-2202**	09/15/2025	$15,000	$12	1248	7/3/1	1940	3,790 SF	

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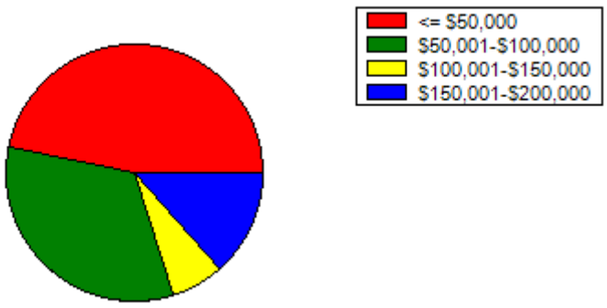
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Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 4&5 Block: 59 Abbreviated Description: Lot:4&5 Block:59 City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON

15	.28Mi.	**615 JEFFERSON AVE** **HUNTINGTON, WV 25704-2621**	07/25/2025	$155,000	$66	2340	7/3/1	1951	8,668 SF

APN: 06-07- 27-0487.0000 Document #: 6237443
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 6&7 Block: 4 Subdivision: MIDWAY ADDITION Abbreviated Description: Lot:6&7 Block:4 Subdivision:MIDWAY ADDITION City/Muni/Twp:HUNTINGTON City/Muni/Twp: HUNTINGTON

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.	**848 JEFFERSON AVE**	**06/03/2022**	$89,400	$53,640	1,239	7/3/1	1957	5,401 SF	
.01Mi.	**844 JEFFERSON AVE**	**03/26/2010**	$72,600	$43,560	1,421	5/3/1	1958	5,401 SF	
.02Mi.	**840 JEFFERSON AVE**	**01/25/2022**	$74,700	$44,820	1,347	6/3/1	1955	5,663 SF	
.03Mi.	**836 JEFFERSON AVE**	**12/27/2012**	$99,900	$59,940	1,956	7/3/1	1958	9,235 SF	
.03Mi.	**910 JEFFERSON AVE**	**11/16/2020**	$111,800	$67,080	2,412	7/2/1	1935	12,284 SF	
.03Mi.	**857 JEFFERSON AVE**	**11/15/2021**	$194,000	$116,400	3,935	11/5/2	1900	16,945 SF	
.04Mi.	**834 JEFFERSON AVE**		$73,500	$44,100	1,640	6/3/1	1955	10,498 SF	
.05Mi.	**926 JEFFERSON AVE**	**11/22/2023**	$44,800	$26,880	1,146	5/2/1	1900	5,009 SF	
.05Mi.	**921 JEFFERSON AVE**	**08/09/2017**	$46,700	$28,020	1,786	7/3/1	1900	2,962 SF	
.05Mi.	**928 JEFFERSON AVE**	**02/22/2024**	$63,100	$37,860	2,069	6/3/1	1915	3,136 SF	
.06Mi.	**851 JEFFERSON AVE**	**08/17/2022**	$185,700	$111,420	2,601	7/3/2	1941	14,462 SF	
.06Mi.	**828 JEFFERSON AVE**	**04/26/2022**	$121,800	$73,080	2,426	9/4/2	1900	14,941 SF	
.06Mi.	**930 JEFFERSON AVE**		$95,500	$57,300	2,127	6/3/2	1980	5,009 SF	
.06Mi.	**925 JEFFERSON AVE**		$59,700	$35,820	1,880	7/3/1	1910	6,490 SF	
.07Mi.	**849 JEFFERSON AVE**	**08/24/2017**	$107,700	$64,620	2,160	8/3/1	1920	6,795 SF	
.07Mi.	**927-27R JEFFERSON AVE**	**02/28/2022**	$68,700	$21,380	1,260	7/3/1	1925	5,881 SF	

Rent vs. Own

Households Occupied by Renters:	23%	Households Occupied by Owners:	62%

Demographics & Income

Median Age:	43.0 years old	Households:	6,330
Median Household Income:	$54,104	Households w/Family:	66%
Household Income Per Capita:	$31,167	Households w/Family Married:	46%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Cabell County School District	Students:	11,188
Number of Schools:	26	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.99Mi.	**Huntington Middle School** Number of Students: 601 Student-Teacher Ratio: 11.34	C+	Public	6 - 8
1.12Mi.	**Central City Elementary School** Number of Students: 408 Student-Teacher Ratio: 12.36	C	Public	PK - 5
4.11Mi.	**Huntington High School**	D-	Public	9 - 12

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Number of Students: 1,667
Student-Teacher Ratio: 15.76
Advanced Placement: Yes

Flood Report

The Subject Property of **848 JEFFERSON AVE, HUNTINGTON, WV 25704-2820** 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	135%	NOTABLY HIGHER
BURGLARY	116%	HIGHER
MOTOR VEHICLE THEFT	141%	NOTABLY HIGHER
FORCIBLE ROBBERY	93%	SIMILAR
AGGRAVATED ASSAULT	125%	HIGHER
FORCIBLE RAPE	123%	HIGHER
MURDER	114%	HIGHER
OVERALL	116%	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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