

Single Family Residence **RESIDENTIAL**

# 1971 RINES RIDGE RD

PROCTOR, WV 26055

**\$185,111** TopHap Estimate · \$102 / ft<sup>2</sup> · confidence 70 · as of Jul 14, 2026

**3**  
BEDS

**2**  
BATHS

**1,816 ft<sup>2</sup>**  
LIVING AREA

**11.5 ac**  
LOT SIZE

**2022**  
YEAR BUILT

**1**  
STORIES

**6**  
ROOMS

## VALUATION

**\$185K**

\$129K low

\$241K high

Est. Owner Equity

**\$185,111**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$1,335 (2025)</b> |
| Assessed Value        | <b>\$154,560</b>      |
| Previous Assessed     | <b>\$149,460</b>      |
| Assessor Market Value | <b>\$257,600</b>      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | Marshall                |
| Lot (acres)   | 11.50                   |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED | PRICE | \$/FT² | LOAN |
|--------------|-----------|------|-------|--------|------|
| Oct 17, 2024 | Financing | Deed |       |        |      |
| Jul 1, 2021  | Financing | Deed |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Washington Lands Elementary School | Elementary | PK–5   | 6.7 mi   |
| Moundsville Middle School          | Middle     | 6–8    | 8.9 mi   |
| John Marshall High School          | High       | 9–12   | 10.2 mi  |

District: Marshall County School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

**NEIGHBORHOOD · ZIP 26055**

|                           |                             |                            |                                    |                         |                        |
|---------------------------|-----------------------------|----------------------------|------------------------------------|-------------------------|------------------------|
| <b>108</b><br>CRIME INDEX | <b>106</b><br>AIR POLLUTION | <b>1,835</b><br>POPULATION | <b>\$52K</b><br>MEDIAN IN-<br>COME | <b>51°F</b><br>AVG TEMP | <b>40%</b><br>SUNSHINE |
|---------------------------|-----------------------------|----------------------------|------------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|