

Single Family Residence **RESIDENTIAL**

85 RINES RIDGE RD

PROCTOR, WV 26055

\$75,170 TopHap Estimate · \$71 / ft² · confidence 75 · as of Jul 14, 2026

3

BEDS

1

BATHS

1,064 ft²

LIVING AREA

2.6 ac

LOT SIZE

1974

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$75K

\$57K low

\$94K high

Last Sale

\$62,000 · Oct 14, 2021

Est. Owner Equity

\$75,170

TAX & ASSESSMENT

Property Tax	\$713 (2025)
Assessed Value	\$35,940
Previous Assessed	\$35,940
Assessor Market Value	\$59,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Marshall
Lot (acres)	2.60
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

1 FLOOD	9 WILDFIRE	75 HEAT	97 STORM	26 DROUGHT
------------	---------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 25, 2021	Resale	Deed	\$62,000	\$58	
Apr 21, 2021	Resale	Deed	\$61,200	\$58	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Washington Lands Elementary School	Elementary	PK–5	9.8 mi
Moundsville Middle School	Middle	6–8	11.6 mi
John Marshall High School	High	9–12	12.9 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

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

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------