

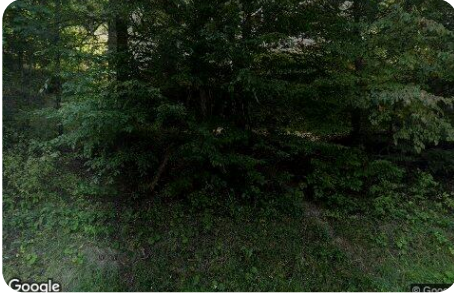
Rural Residence

RESIDENTIAL

BIRCH RIV

BIRCH RIVER, WV 26610

\$253,948 TopHap Estimate · \$109 / ft² · confidence 93 · as of Jul 14, 2026



2

BEDS

1

BATHS

2,324 ft²

LIVING AREA

44.04 ac

LOT SIZE

1880

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$254K

\$235K low

\$272K high

Est. Owner Equity

\$253,948

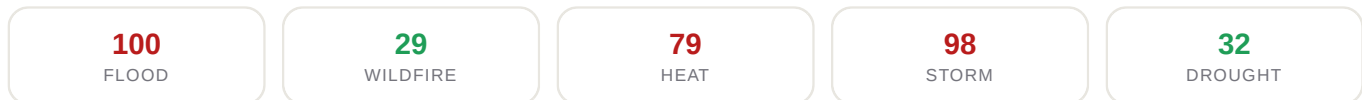
TAX & ASSESSMENT

Property Tax	\$798 (2025)
Assessed Value	\$81,240
Previous Assessed	\$81,060
Assessor Market Value	\$135,400

PROPERTY FACTS

Property Type	Rural Residence
Style	Conventional
County	Nicholas
Lot (acres)	44.04
Construction	Frame (Unspecified)
Heating	Yes
Cooling	Yes
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Birch River Elementary School	Elementary	PK–5	0.8 mi
Summersville Middle School	Middle	6–8	12.8 mi
Nicholas County High School	High	9–12	12.8 mi

District: Nicholas 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 26610

106 CRIME INDEX	113 AIR POLLUTION	1,096 POPULATION	\$44K MEDIAN IN-COME	51°F AVG TEMP	44% SUNSHINE
---------------------------------------	---	--	--	-------------------------------------	------------------------------------

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

|
 OWNERSHIP

Occupancy	Owner occupied
-----------	----------------