

Single Family Residence **RESIDENTIAL**

S R 39

CANVAS, WV 26662

\$105,242 TopHap Estimate · \$92 / ft² · confidence 76 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,150 ft²

LIVING AREA

0.95 ac

LOT SIZE

1962

YEAR BUILT

1

STORIES

4

ROOMS

VALUATION

\$105K

\$80K low

\$131K high

Last Sale

\$30,000 · Aug 20, 2025

Est. Owner Equity

\$105,242

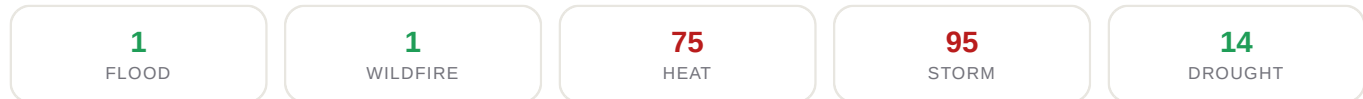
TAX & ASSESSMENT

Property Tax	\$1,148 (2025)
Assessed Value	\$58,440
Previous Assessed	\$57,420
Assessor Market Value	\$97,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	NICHOLAS
Lot (acres)	0.95
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 24, 2026	Financing	Bargain And Sale Deed			
Jun 7, 2021	Financing	Deed			
May 23, 2007	Resale	Deed	\$61,000	\$53	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Summersville Middle School	Middle	6–8	4.6 mi
Nicholas County High School	High	9–12	4.7 mi
Panther Creek Elementary School	Elementary	PK–5	5.2 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 26662

92 CRIME INDEX	108 AIR POLLUTION	368 POPULATION	\$43K MEDIAN IN-COME	50°F AVG TEMP	45% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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