

Client Full

1922 Buffalo Hollow Rd, Romney, WV 26757

Active

Residential

\$159,900



Recent Change: **02/18/2022 : New Active : ->ACT**

MLS #:	WVHS2001322	Beds:	3
Tax ID #:	07 20002000000000	Baths:	1
Ownership Interest:	Fee Simple	Total Rooms:	5
Structure Type:	Detached	Above Grade Fin SQFT:	1,344 / Assessor
Levels/Stories:	1.5	Price / Sq Ft:	118.97
Furnished:	No	Year Built:	2001
Waterfront:	No	Style:	A-Frame
Views:	Mountain, Trees/Woods	Central Air:	No
Garage:	No	Basement:	No

Location

County:	Hampshire, WV	School District:	Hampshire County Schools
In City Limits:	No	Election District:	1
Municipality:	Romney		
Subdiv / Neigh:	NONE AVAILABLE		

Waterfront / Water Access

Water Access:	Yes	Water Body Type:	Pond
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Association / Community Info

Association Recreation Fee: No

Taxes and Assessment

Tax Annual Amt / Year:	\$544 / 2021	Tax Assessed Value:	\$101,300 / 2021
School Tax:	\$342	Imprv. Assessed Value:	\$70,000
County Tax:	\$177 / Annually	Land Assessed Value:	\$31,300
City/Town Tax:	Annually	Historic:	No
Clean Green Assess:	No	Land Use Code:	004
Municipal Trash:	No		
Loss Mitigation Fee:	No		
Agricultural Tax Due:	No		
Zoning:	101		
Tax Book:	403, Page 645		

Rooms

	Bed	Bath
Main	2	1 Full
Upper 1	1	

Building Info

Above Grade Fin SQFT:	1,344 / Assessor	Construction Materials:	Aluminum Siding, Frame
Total Fin SQFT:	1,344 / Assessor	Roof:	Shingle
Tax Total Fin SQFT:	1,344		
Total SQFT:	1,344 / Assessor		
Foundation Details:	Crawl Space		

Lot

Lot Acres / SQFT:	1.59a / 69260sf / Assessor	Road:	Gravel / City/County
Additional Parcels:	No	Lot Features:	Private, Rural, Secluded, Trees/Wooded, Unrestricted
Views:	Mountain, Trees/Woods		

Ground Rent

Ground Rent Exists:	No
Ground Rent Amount:	Annually

Parking

Driveway - # of Spaces 3
Total Parking Spaces **3**

Features: Driveway

Interior Features

Interior Features: No Fireplace; Refrigerator, Stove; Accessibility Features: None

Exterior Features

Exterior Features: Pool: No Pool

Utilities

Utilities: Electric Available; No Cooling; Cooling Fuel: None; Electric Service: 200+ Amp Service; Heating: Baseboard - Electric; Heating Fuel: Electric; Hot Water: Electric; Water Source: Well; Sewer: On Site Septic, Septic = # of BR; Internet Services: Broadband, Satellite

Remarks

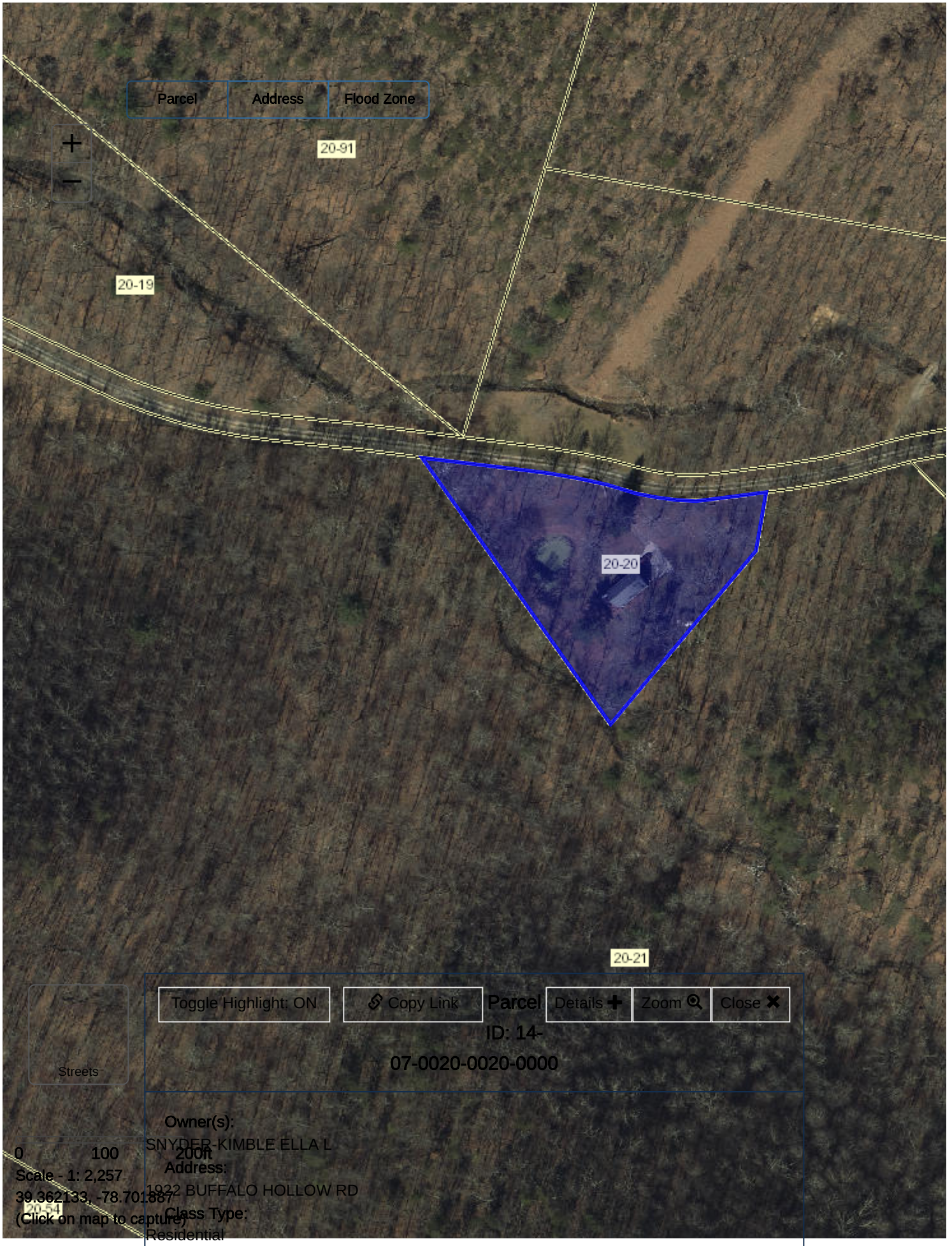
Public: Big Buffalo an effortless solution for the Suburban Blues. Idyllic A-Frame positioned perfectly on 1.59 acres of giant Oak Hardwoods with a twinkling stream and small pond. Seamless floor plan featuring 2 Bedrooms, Spacious second story loft, Full Bathroom and a spacious combined Kitchen and Living Area. Free from any HOA requirements, completely UNRESTRICTED with easy access direct from a state-maintained road. An Abundance of outdoor recreation available this property is located near multiple public access points to the South Branch of the Potomac River and the small mountain town of Romney, WV. Easy access via US Route 50 allows you to be from your paradise in the country to Dulles Airport in under 2 hours. Something for anyone and everyone with this destination property. If you are looking to return to, or for an escape to the country this is the dramatic property that will not disappoint.

Directions

FROM PRR HEAD WEST ON US ROUTE 50 TO STOP LIGHT. TURN LEFT AT LIGHT ONTO RT 28, GO 2.7 MILES & TURN BUFFALO HOLLOW ROAD ON RIGHT. PROCEED 1.9 TO PROPERTY ON RIGHT. SIGN ON PROPERTY

Listing Details

Original Price:	\$159,900	DOM:	1
Vacation Rental:	No	Lease Considered:	No
Sale Type:	Standard	Home Warranty:	No
Listing Term Begins:	02/18/2022	Flood Zone Code:	A
Possession:	Settlement	Pets Allowed:	Yes
Acceptable Financing:	Cash, Conventional, FHA, USDA, VA	Pet Restrictions:	No Pet Restrictions
Federal Flood Zone:	Yes		



Parcel Address Flood Zone

20-91

20-19

20-20

20-21

Toggle Highlight: ON Copy Link Parcel Details + Zoom 🔍 Close ✕

ID: 14-

07-0020-0020-0000

Owner(s):
 SNYDER-KIMBLE ELLA L
 Address:
 1922 BUFFALO HOLLOW RD
 Class Type:
 Residential

0 100
 Scale - 1: 2,257
 39.362133, -78.701887
 (Click on map to capture)

Plat of Survey for

Ella L. Gilman

Springfield District Hampshire County
West Virginia

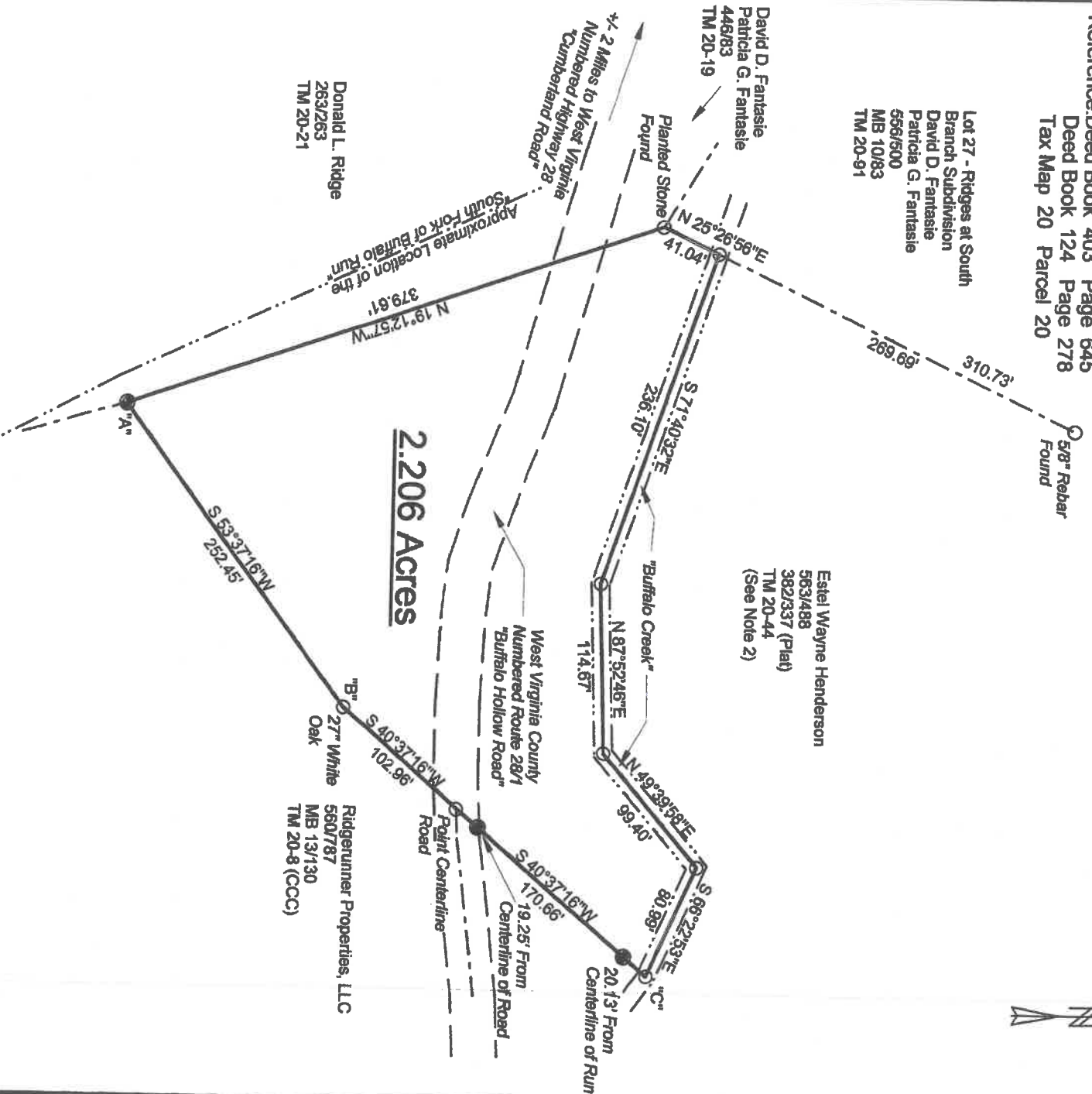
Reference: Deed Book 403 Page 645
Deed Book 124 Page 278
Tax Map 20 Parcel 20

Lot 27 - Ridges at South
Branch Subdivision
David D. Fantasia
Patricia G. Fantasia
556/500
MB 10/83
TM 20-91

Estel Wayne Henderson
563/488
382/337 (Plat)
TM 20-44
(See Note 2)



Bearings on this map are based on a survey
recorded in Map Book 13 at Page 130.



Donald L. Ridge
263/263
TM 20-21

Notes

1. The intent of the original out conveyance of this tract, recorded in Deed Book 124 at Page 278, was to convey all the land northwest of the division line, ("A" to "B" to "C"), of the 280 Acre and 10 Acre Tracts, see Deed Book 99 at Page 411 for descriptions of said tracts.
2. The intent of the survey made by Geoffrey D. Green, recorded in Deed Book 382 at Page 337, was to follow the center of Buffalo Creek. The location of said Creek is much different, as shown by this survey, than that shown by the Green survey.

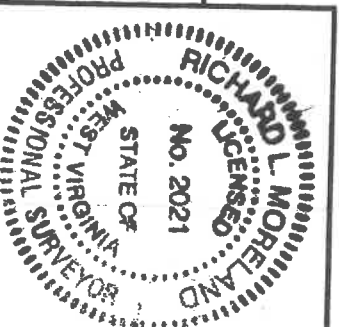
Legend

- 5/8" Re-bar with Yellow Plastic Cap Labeled "Moreland PS 2021" Found or as Labeled
- Calculated Point in Centerline of Run or as Labeled

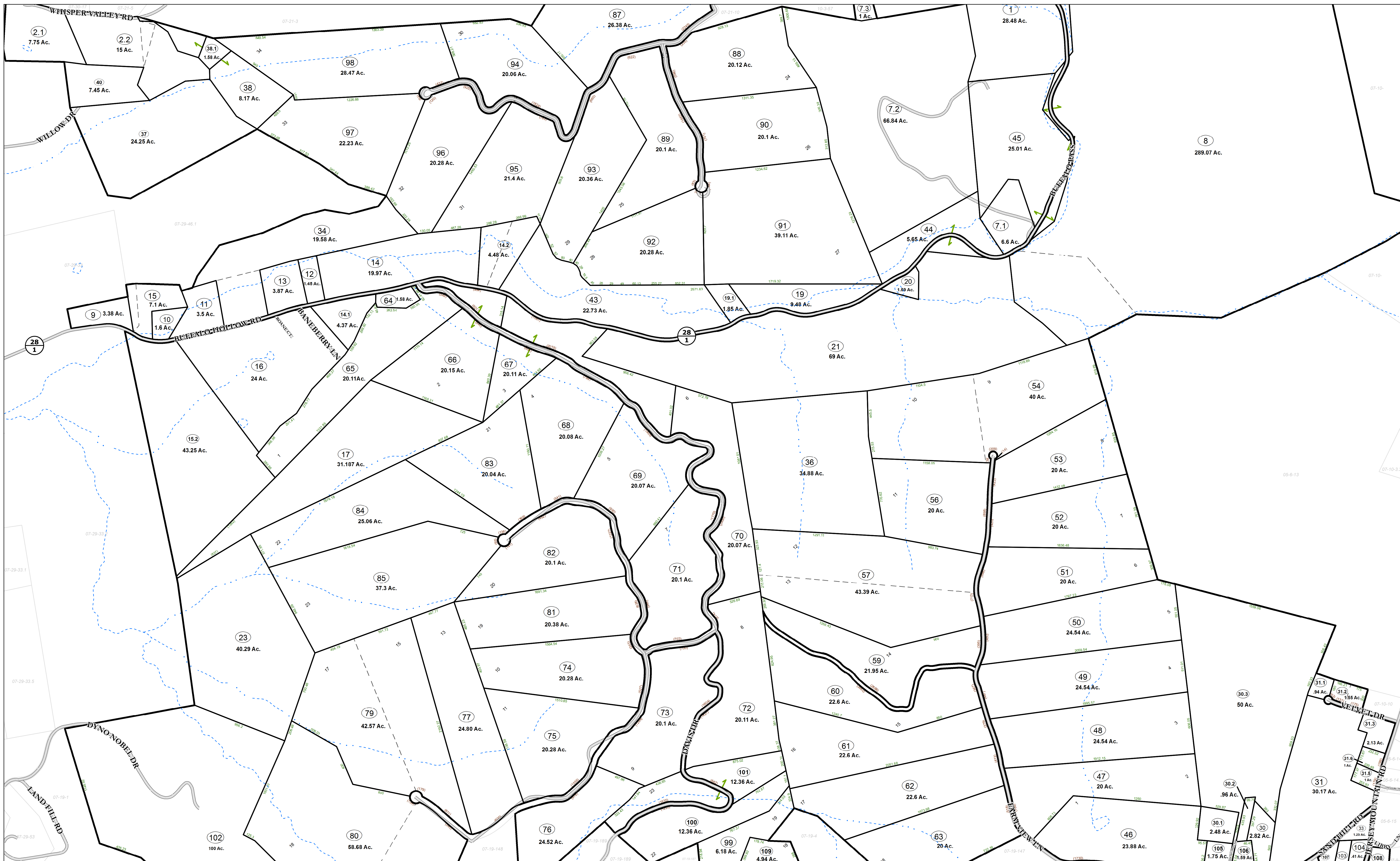


Moreland's Surveying & Consulting, Inc.
22331 Northwestern Pike
Romney, WV 26757
(304) 822-4441

Geoffrey D. Moreland



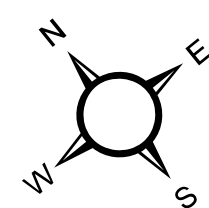
Date: February 8, 2022
Map No.: 22-008-01



WV LEGISLATIVE REGULATION
TITLE 189 SERIES 2009

Disclaimer: This tax map was compiled for purposes of taxation from available record evidence and has not been field verified. This map is not a valid survey plat and the data on this map does not imply any official status to such data. The State of West Virginia and county assessors' office assume no liability that might result from the use of this map.

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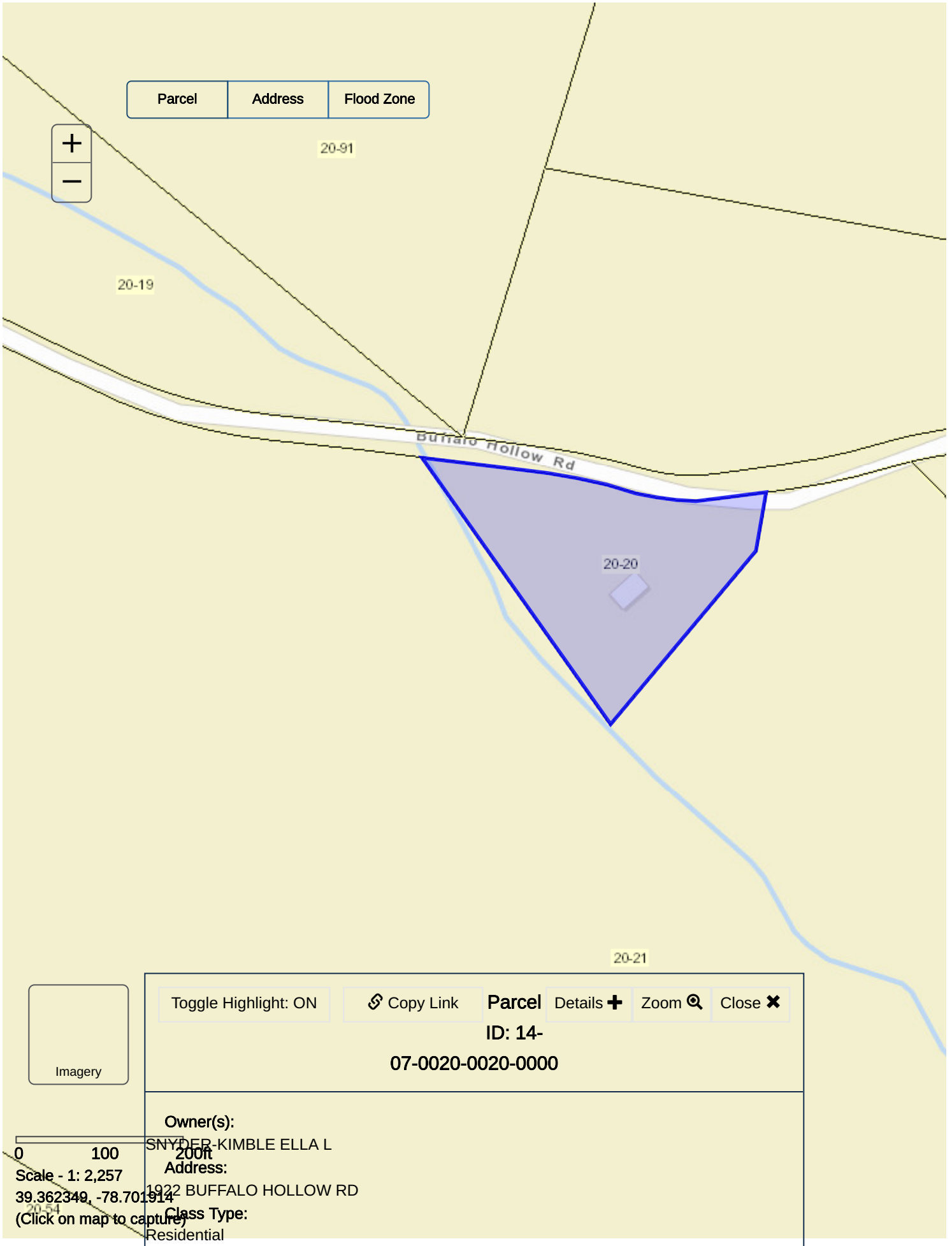
Legend			
Corporation line	---	Railroad	—+—
County line	---	Lot line	---
State line	---	Road Centerline	---
Property Line	---	Stream	---
Right of Way	---	Trans Line	---
		Cemetery	+
		School	+
		Church	+
		Deed lot number	(25)
		Parcel or index number	(92)
		Parcel acreage	427.4

Revisions					
1	AS OF JULY 1 1996	KWS	6	AS OF JULY 1 2001	JVB
2	AS OF JULY 1 1997	KWS	7	AS OF JULY 1 2002	JVB
3	AS OF JULY 1 1998	JVB	8	AS OF JULY 1 2003	JVB
4	AS OF JULY 1 1999	JVB	9	AS OF JULY 1 2004	JVB
5	AS OF JULY 1 2000	JVB	10	AS OF JULY 1 2005	JVB
11	AS OF JULY 1 2007	JVB	12	AS OF JULY 1 2008	RIR
13	AS OF JULY 1 2011	ASC	14	AS OF MAR 29 2012	ASC
15	AS OF JAN 1 2013	ASC	16	AS OF JAN 1 2014	ASC
17	AS OF JAN 1 2015	ASC	18	AS OF JAN 1 2017	ASC

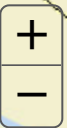
STATE OF WEST VIRGINIA
COUNTY OF HAMPSHIRE
Office of Assessor

07-30	07-21
07-29A	07-10
07-29	07-20
07-28	07-9

Romney
Map: 20
Created: 1/26/2017
Scale: 1 in = 400 ft



Parcel	Address	Flood Zone
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20-91

20-19

Buffalo Hollow Rd

20-20

20-21



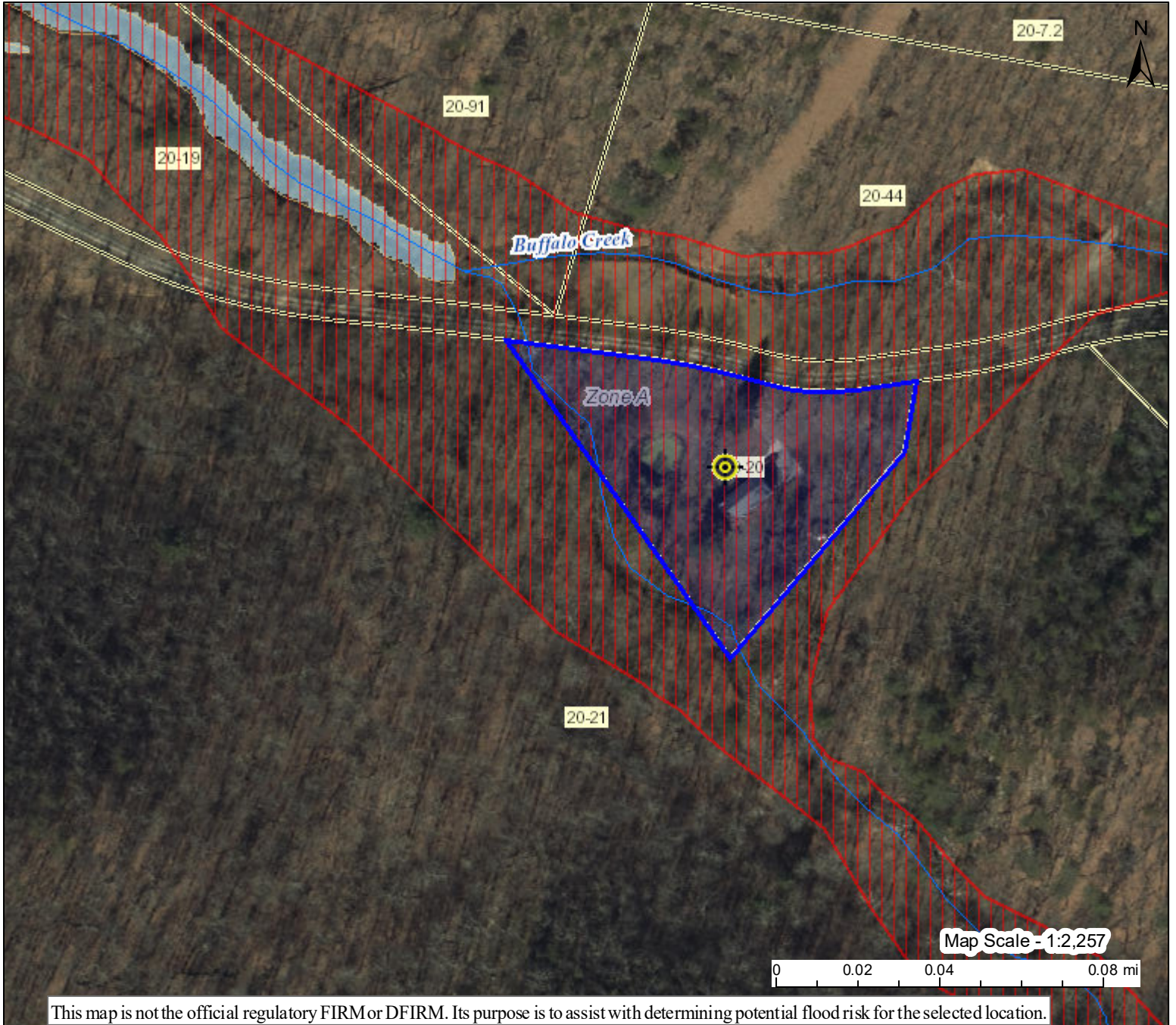
Toggle Highlight: ON
 [Copy Link](#)
 Parcel Details **+**
 Zoom
 Close **x**

ID: 14-07-0020-0020-0000

0 100 200ft
 Scale - 1: 2,257
 39.362349, -78.701914
 (Click on map to capture)

Owner(s):
 SNYDER-KIMBLE ELLA L
Address:
 1922 BUFFALO HOLLOW RD
Class Type:
 Residential

WV Flood Map



This map is not the official regulatory FIRM or DFIRM. Its purpose is to assist with determining potential flood risk for the selected location.

H I G H R I S K		1-Percent-Annual-Chance Flood Hazard Area With Base Flood Elevation (BFE)	📍 Flood Info Location Map created on 2/3/2022 User Notes
		Regulatory Floodway in AE Zone	
R I S K		1-Percent-Annual-Chance Flood Hazard Area Without BFE (may have Advisory Flood Heights)	Flood Hazard Area Location is WITHIN the FEMA 100-year floodplain.
		1-Percent-Annual-Chance High Risk Advisory	Flood Zone A Stream Buffalo Creek Watershed (HUC8) South Branch Potomac (2070001)
Download the Full Legend for all flood tool symbols https://www.mapwv.gov/flood/map/docs/wv_flood_tool_legend.pdf			Flood Height Flood Height 6b None Water Depth Elevation 881.2 ft (Source: FEMA 2016-17) (NAVD88)
Disclaimer: The online map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. Refer to the official Flood Insurance Study (FIS) for detailed flood elevation data in flood profiles and data tables. WV Flood Tool (https://www.mapwv.gov/flood) is supported by FEMA, WV NFIP Office, and WV GIS Technical Center.			Community & ID Hampshire County (ID: 540226) FEMA Map & Date 54027C0252C; Effective Date: 11/7/2002 Location (lat, long) (39.360521, -78.709618) (WGS84) Parcel ID 14-07-0020-0020-0000 E-911 Address 1922 BUFFALO HOLLOW RD, Romney, WV, 26757