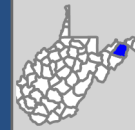


WV Real Estate Assessment Data


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Parcel ID	14-01-0016-0080-0000	Tax Year	2025	County	Hampshire	Date	10/22/2025
Root PID	14010016008000000000						

Property Owner and Mailing Address

Owner(s)	NORTH RIVER SPORTMAN CLUB LLC
Mailing Address	115 PATIENCE WAY, MARTINSBURG, WV 25403

Property Location

Physical Address	1232 CROSTON RD
E-911 Address	---
Parcel ID	14-01-0016-0080-0000
County	14 - Hampshire
District	1 - Bloomery District
Map	0016 (Click for PDF tax map)
Parcel No.	0080
Parcel Suffix	0000
Map View Link	https://mapwv.gov/parcel/?pid=14-01-0016-0080-0000

General Information

Tax Class	Book / Page	Deeded Acres	Calculated Acres	Legal Description
3	522 / 586	1.000	199.20	177.609 AC ON RT 45/5
			199.20	

Cost Value

Dwelling Value	\$0
Other Bldg/Yard Values	\$39,680
Commercial Value	---

Appraisal Value

Land Appraisal	\$45,400
Building Appraisal	\$39,700
Total Appraisal	\$85,100

Building Information

Property Class	R - Residential
Land Use	109 - Auxiliary Improvement
Sum of Structure Areas	

of Buildings (Cards) 1

Card	Year Built	Stories	CG	Architectural Style	Exterior Wall	Basement Type	Square Footage (SFLA)	Building Value
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Card	Year Built	Attic	Fuel	Heat System	Heat/AC	Bedrooms	Full Baths	Half Baths	Total Rooms
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Other Building and Yard Improvements

Bldg/ Card #	Line	Type	Year Built	CG	Units	Size	Area	Replace Cost	Adjusted Replace Cost
1	1	Four Side Closed Metal Pole Barn	2015	22	1	40x44	1,760	\$8,440	\$10,880
1	2	Covered Patio/Carport (Mod.) Mobile Home	2015	22	1	16x40	640	\$3,070	\$3,700
1	3	Covered Patio/Carport (Mod.) Mobile Home	2022	22	1	20x28	560	\$2,690	\$5,100
					3		2,960	\$14,200	\$19,680

Flood Zone Information

Learn more at [WV Flood Tool](#)

Acres (c.)	Risk	
199.20	High	This parcel appears to be in a HIGH RISK flood hazard zone.

Sales History

[Learn More](#)

Sale Date	Price	Sale Type	Source Code	Validity Code	Book	Page
5/28/2014	\$310,000	Land only	1	3	522	586
2/21/2013	\$340,000	Land and Buildings	1	3	511	323

Parcel History

Tax Year	Tax Class	Owner	Owner Address	Book/ Page	Legal Description	Land	Building	Total
2025	3	NORTH RIVER SPORTMAN CLUB LLC	115 PATIENCE WAY, MARTINSBURG, WV 25403	522/ 586	177.609 AC ON RT 45/5	\$45,400	\$39,700	\$85,100
2024	3	NORTH RIVER SPORTMAN CLUB LLC	115 PATIENCE WAY, MARTINSBURG, WV 25403	522/ 586	177.609 AC ON RT 45/5	\$41,300	\$38,900	\$80,200
2023	3	NORTH RIVER SPORTMAN CLUB LLC	115 PATIENCE WAY, MARTINSBURG, WV 25403	522/ 586	177.609 AC ON RT 45/5	\$38,400	\$33,800	\$72,200
2022	3	NORTH RIVER SPORTMAN CLUB LLC	115 PATIENCE WAY, MARTINSBURG, WV 25403	522/ 586	177.609 AC ON RT 45/5	\$35,400	\$34,200	\$69,600
2021	3	NORTH RIVER SPORTMAN CLUB LLC	115 PATIENCE WAY MARTINSBURG , WV 25403	522 / 586	177.609 AC ON RT 45/5	\$35,400	\$37,800	\$73,200
2020	3	NORTH RIVER SPORTMAN CLUB LLC	115 PATIENCE WAY, MARTINSBURG, WV 25403	522/ 586	177.609 AC ON RT 45/5	\$33,900	\$38,000	\$71,900
2019	3	NORTH RIVER SPORTMAN CLUB LLC	115 PATIENCE WAY, MARTINSBURG, WV 25403	522/ 586	177.609 AC ON RT 45/5	\$32,500	\$38,200	\$70,700
2018	3	NORTH RIVER SPORTMAN CLUB LLC	115 PATIENCE WAY, MARTINSBURG, WV 25403	522/ 586	177.609 AC ON RT 45/5	\$33,200	\$38,500	\$71,700
2017	3	NORTH RIVER SPORTMAN CLUB LLC	115 PATIENCE WAY, MARTINSBURG, WV 25403	522/ 586	177.609 AC ON RT 45/5	\$254,000	\$18,800	\$272,800
2016	3	NORTH RIVER SPORTMAN CLUB LLC	115 PATIENCE WAY, MARTINSBURG, WV 25403	522/ 586	177.609 AC ON RT 45/5	\$0	\$12,200	\$12,200
2015	3	NORTH RIVER SPORTMAN CLUB LLC	115 PATIENCE WAY, MARTINSBURG, WV 25403	522/ 586	177.609 AC ON RT 45/5	\$0	\$0	\$0

