

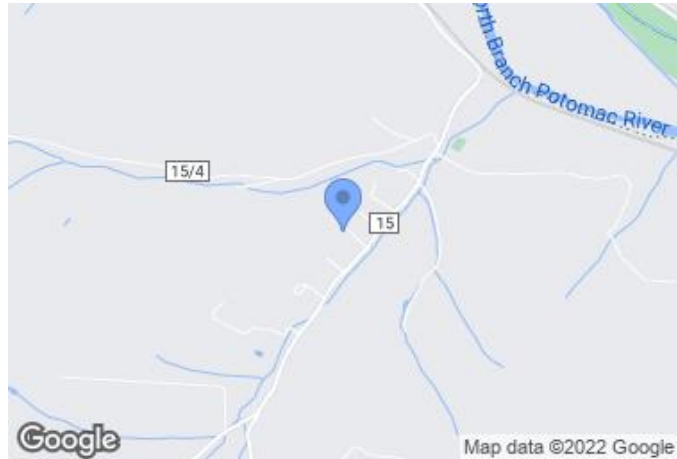
Client Full

5135 Dans Run Rd, Fort Ashby, WV 26719

Coming Soon

Residential

\$369,900



Recent Change:

11/07/2022 : Coming Soon : ->C/S

Expected On Market Date: 11/28/22

MLS #: WVM12001292
Tax ID #: 04 21000100050000
Ownership Interest: Fee Simple
Structure Type: Detached
Levels/Stories: 1
Waterfront: No
Views: Mountain
Garage: Yes

Beds: 3
Baths: 2
Total Rooms: 5
Above Grade Fin SQFT: 864 / Assessor
Price / Sq Ft: 428.13
Year Built: 1985
Style: Cabin/Lodge, Log Home
Central Air: Yes
Basement: Yes

Location

County: Mineral, WV
In City Limits: No
Municipality: Frankfort
Subdiv / Neigh: NONE

School District: Mineral County Schools

Waterfront / Water Access

Water Body Type: Pond

Association / Community Info

Property Manager: No

Association Recreation Fee: No

Taxes and Assessment

Tax Annual Amt / Year: \$875 / 2022
County Tax: Annually
City/Town Tax: Annually
Clean Green Assess: No
Zoning: 112

Tax Assessed Value: \$122,200 / 2022
Imprv. Assessed Value: \$90,800
Land Assessed Value: \$31,400
Land Use Code: 002

Rooms

	Bed	Bath
Main	2	1 Full
Lower 1	1	1 Full

Building Info

Above Grade Fin SQFT: 864 / Assessor
Below Grade Fin SQFT: 432 / Estimated
Total Below Grade SQFT: 864 / Estimated
Total Fin SQFT: 1,296 / Estimated
Tax Total Fin SQFT: 864
Total SQFT: 1,728 / Estimated
Foundation Details: Slab
Basement Type: Full, Outside Entrance, Partially Finished, Walkout Level

Construction Materials: Log
Below Grade Unfin SQFT: 432 / Estimated
Roof: Shingle

Lot

Lot Acres / SQFT: 15a / 653400sf / Estimated
Additional Parcels: No
Views: Mountain
Location Type: Rural

Road: Black Top / City/County
Lot Features: Pond, Private, Road Frontage, Rural, Stream/Creek, Trees/Wooded, Unrestricted

Ground Rent

Ground Rent Exists: No

Parking

Detached Garage - # of Spaces 2

Features: Detached Garage, Oversized Garage, Gravel

Total Parking Spaces

2

Driveway

Interior Features

Interior Features: Fireplace(s): 1; Dishwasher, Refrigerator, Stove; Accessibility Features: None

Exterior Features

Exterior Features: Pool: No Pool; Horse: Yes

Utilities

Utilities: Electric Available; Central A/C; Cooling Fuel: Electric; Electric Service: 200+ Amp Service; Heating: Forced Air; Heating Fuel: Propane - Leased; Hot Water: Electric; Water Source: Well; Sewer: Septic = # of BR; Internet Services: DSL

Remarks

Public: Coming Soon ! Great log home located on 15 unrestricted acres in the heart of Mineral County West Virginia! This charming home is perfectly placed in a country setting with a small pond and lots of privacy. Recently stained and sealed this home has been well maintained and cared for. The spacious floor plan provides for 2 bedrooms and 1 full bath on the main level with another bedroom and full bath in the partially finished basement. An outdoor wood stove and two brand new mini split units allow for economical heating and cooling all year round. There are three wells and 2 septic systems on this property allowing for future expansion. and the massive 28 x 40 detached garage is perfect for all those tools and toys. More details and photos soon!

Directions

FROM PRR-ROMNEY - FOLLOW WV-28 NORTH / CUMBERLAND RD 9.8 MILES, TURN RIGHT ONTO GOLDSBOROUGH RD 1.3 MILES AND CONTINUE ONTO DONALDSON LOOP RD (266 FEET) TURN RIGHT TO STAY ON DONALDSON LOOP FOR 1.4 MILES, TURN RIGHT ONTO DONALDDSON SCHOOL RD 0.2 MILES, TURN LEFT ONTO BROAD HOLLOW RD, 2.7 MILES, CONTINUE ONTO DANS RUN RD 0.5 MILES. PROPERTY ON THE LEFT.

Listing Details

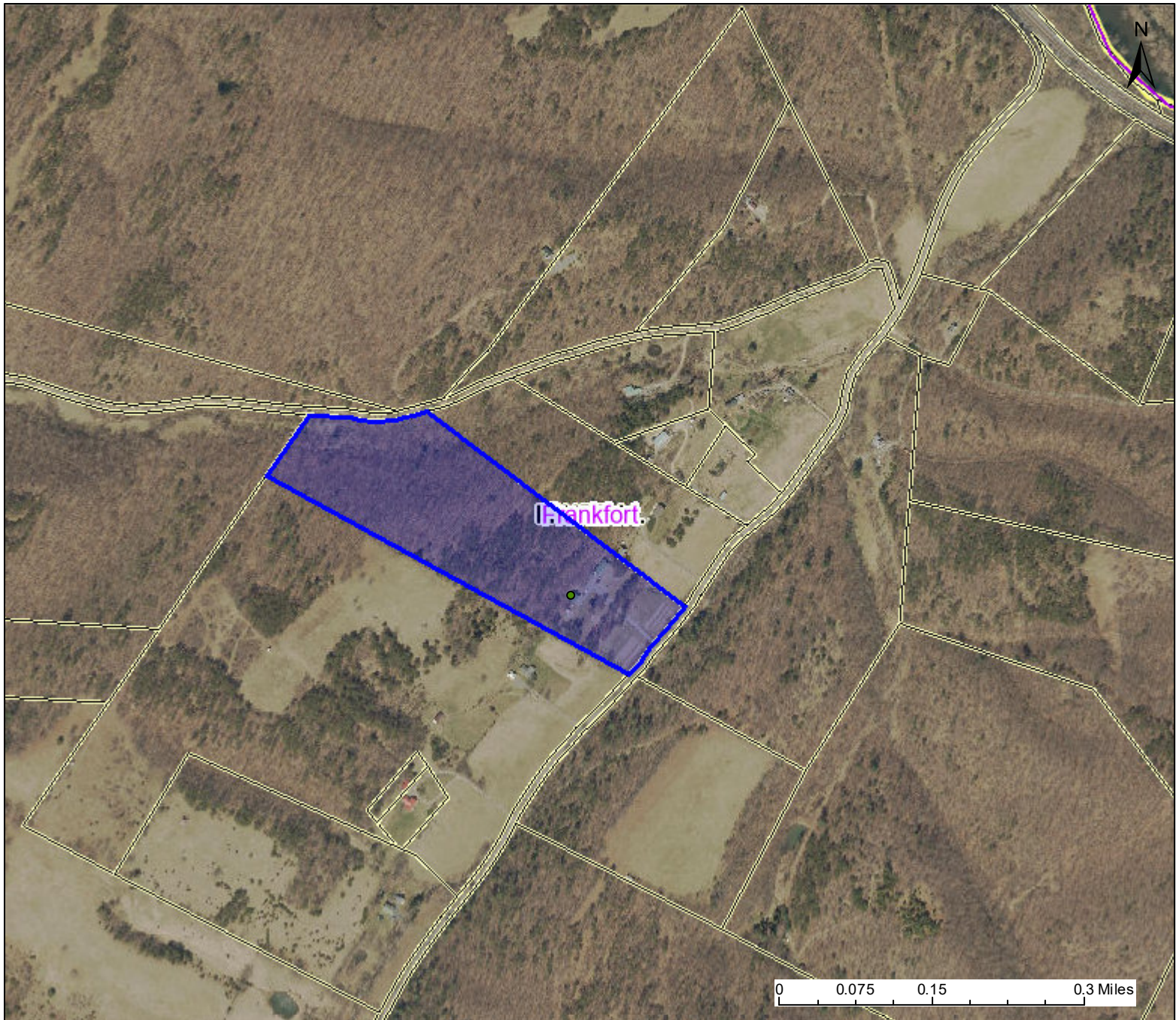
Vacation Rental:	No	DOM:	0
Sale Type:	Standard	Expected On Market Date:	11/28/22
Listing Term Begins:	11/28/2022	Lease Considered:	No
Possession:	Settlement	Home Warranty:	No
Acceptable Financing:	Cash, Conventional, Farm Credit Service, FHA	Documents Available:	Aerial Photo, Other, Plat
Federal Flood Zone:	No	Pets Allowed:	Yes
		Pet Restrictions:	No Pet Restrictions

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

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PARCEL ID: 29-04-0021-0001-0005



Legend

-  Districts
-  WVParcels

User Notes:

Map created on November 4, 2022

Owner(s):

TRIFIRO NICHOLAS S &/OR JENNA L

Address:

5135 DANS RUN RD

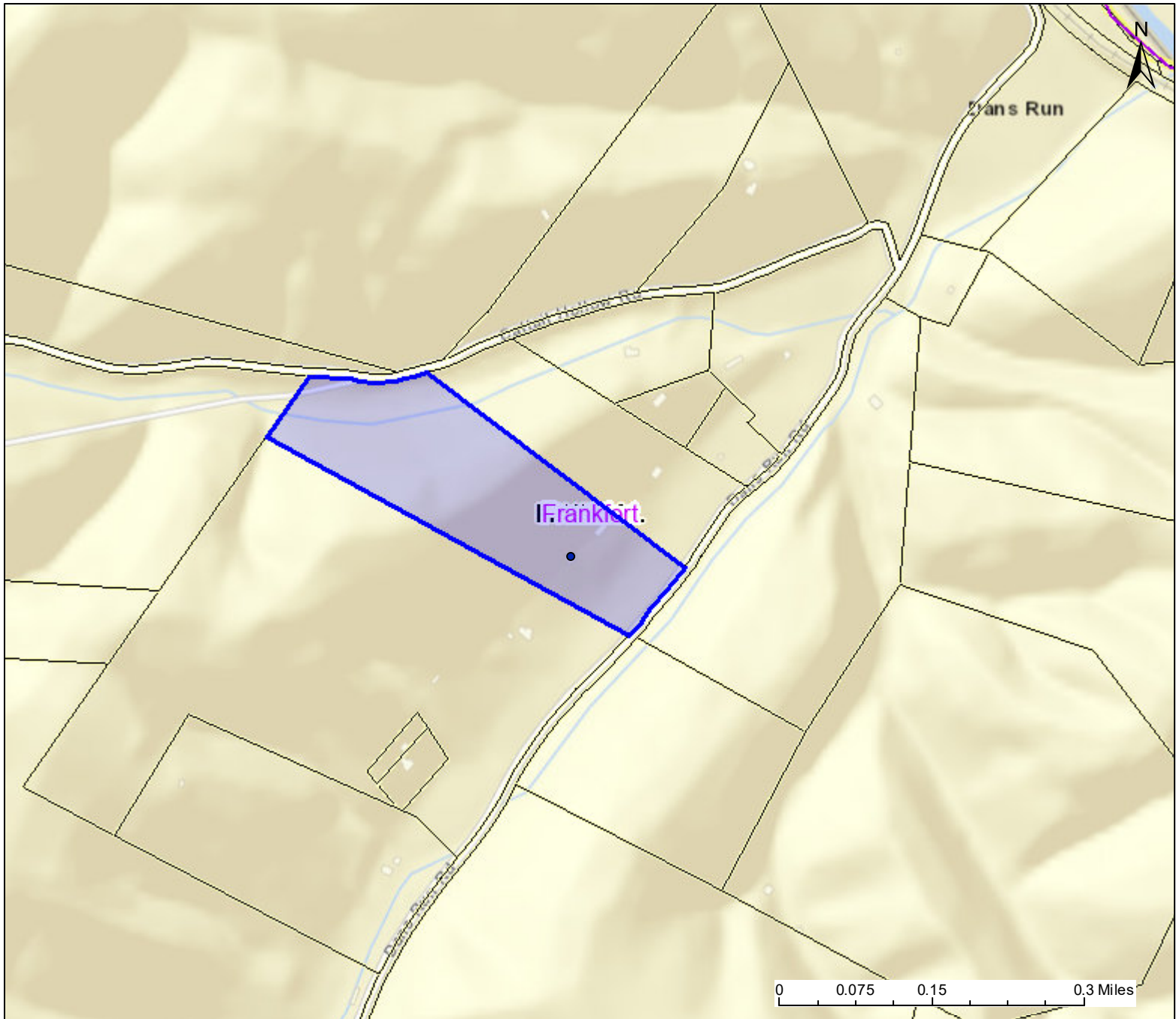
Class Type:

Farm



Legal Description:

FEE 15AC BUCK ISLAND DANS RUN; AKA TR
1

PARCEL ID: 29-04-0021-0001-0005



Legend

-  Districts
-  WVParcels

User Notes:

Map created on November 4, 2022

Owner(s):

TRIFIRO NICHOLAS S &/OR JENNA L

Address:

5135 DANS RUN RD

Class Type:

Farm

Legal Description:

FEE 15AC BUCK ISLAND DANS RUN; AKA TR 1

WV Real Estate Assessment Data



[About](#) [New Search](#) [Structure Drawing](#)

Parcel ID 29-04-0021-0001-0005 Tax Year 2022 County Mineral Date 11/4/2022
Root PID 29040021000100050000

Property Owner and Mailing Address

Owner(s) TRIFIRO NICHOLAS S &/OR JENNA L
Mailing Address 5135 DANS RUN RD, SPRINGFIELD, WV 26763

Property Location

Physical Address 5135 DANS RUN RD
E-911 Address 5135 DANS RUN RD Springfield WV 26763
Parcel ID 29-04-0021-0001-0005
County 29 - Mineral
District 4 - Frankfort District
Map [0021](#) (Click for PDF tax map)
Parcel No. 0001
Parcel Suffix 0005
Map View Link <https://mapwv.gov/parcel/?pid=29-04-0021-0001-0005>

General Information

Tax Class	Book / Page	Deeded Acres	Calculated Acres	Legal Description
2	372 / 597	15.000	16.50	FEE 15AC BUCK ISLAND DANS RUN AKA TR 1 FD/22
			16.50	

Cost Value

Dwelling Value \$80,900
Other Bldg/Yard Values \$9,880
Commercial Value ---

Appraisal Value

Land Appraisal \$31,400
Building Appraisal \$90,800
Total Appraisal \$122,200

Building Information

Property Class F - Farm
Land Use 112 - Active Farm
Sum of Structure Areas 864

of Buildings (Cards) 1

Card	Year Built	Stories	CG	Architectural Style	Exterior Wall	Basement Type	Square Footage (SFLA)	Building Value
1	1985	1	22	Cabin	Frame	Full	864	\$80,900
							864	\$80,900

Card	Year Built	Attic	Fuel	Heat System	Heat/AC	Bedrooms	Full Baths	Half Baths	Total Rooms
1	1985	None	Gas	Warm Air	Central	2	2		4
						2	2		4

Other Building and Yard Improvements

Bldg/ Card #	Line	Type	Year Built	CG	Units	Size	Area	Replace Cost	Adjusted Replace Cost
1	1	Prefabricated Steel Building Prefabricated Steel Building	2005	22	1	28x40	1,120	\$11,440	\$6,200
1	2	Carport Carport	2005	22	1	20x28	560	\$2,690	\$1,260
1	3	9'x 7' Overhead Door (Mod.) Pole Barn	2016	22	1	9x7	1	\$260	\$330
1	4	16'x 7' Overhead Door (Mod.) Pole Barn	2016	22	1	16x7	1	\$410	\$510
1	5	Metal Utility Shed	2016	11	1	8x16	128	\$1,110	\$1,380
					5		1,810	\$15,910	\$9,680

Flood Zone Information [Learn more at WV Flood Tool](#)

Acres (c.)	Risk	
16.50	Low	This parcel appears not to be within any identified flood hazard zone.

Sales History [Learn More](#)

Sale Date	Price	Sale Type	Source Code	Validity Code	Book	Page
12/1/2016	\$187,000	Land and Buildings	4	3	372	597
3/1/1999	\$92,500	Land and Buildings	4	0		

Parcel History

Tax Year	Tax Class	Owner	Owner Address	Book/ Page	Legal Description	Land	Building	Total
2022	2	TRIFIRO NICHOLAS S &/OR JENNA L	5135 DANS RUN RD, SPRINGFIELD, WV 26763	372/ 597	FEE 15AC BUCK ISLAND DANS RUN AKA TR 1 FD/22	\$31,400	\$90,800	\$122,200
2021	2	TRIFIRO NICHOLAS S &/OR JENNA L	5135 DANS RUN RD SPRINGFIELD , WV 26763	372 / 597	FEE 15AC BUCK ISLAND DANS RUN AKA TR 1 FD/21	\$31,400	\$92,600	\$124,000
2020	2	TRIFIRO NICHOLAS S &/OR JENNA L	5135 DANS RUN RD, SPRINGFIELD, WV 26763	372/ 597	FEE 15AC BUCK ISLAND DANS RUN AKA TR 1 FD/20	\$31,400	\$89,400	\$120,800
2019	2	TRIFIRO NICHOLAS S &/OR JENNA L	5135 DANS RUN RD, SPRINGFIELD, WV 26763	372/ 597	FEE 15AC BUCK ISLAND DANS RUN AKA TR 1 FD/19	\$31,400	\$89,400	\$120,800
2018	2	TRIFIRO NICHOLAS S &/OR JENNA L	5135 DANS RUN RD, SPRINGFIELD, WV 26763	372/ 597	FEE 15AC BUCK ISLAND DANS RUN AKA TR 1	\$34,700	\$89,400	\$124,100
2017	2	FINN MICHAEL F	4140 E STATE ST, HERMITAGE, PA 16148	372/ 597	FEE 15AC BUCK ISLAND DANS RUN AKA TR 1- MT/17=14 AC	\$27,800	\$78,600	\$106,400
2016	2	FINN MICHAEL F	5135 DANS RUN RD, SPRINGFIELD, WV 26763	295/ 680	FEE 15AC BUCK ISLAND DANS RUN AKA TR 1- MT/16=14 AC	\$27,800	\$80,900	\$108,700
2015	2	FINN MICHAEL F	HC 86 BOX 47 B, SPRINGFIELD, WV 26763	295/ 680	FEE 15AC BUCK ISLAND DANS RUN AKA TR 1- MT/15=14 AC	\$27,800	\$80,900	\$108,700

[Show/Hide Parcel History Prior to 2015](#)



DigitalCourthouse.com

Parcel Summary

Parcel Info	
County	29 - Mineral
Parcel ID	0421000100050000
District	04 - FRANKFORT
Tax Map	21
Parcel	1
Sub Parcel	5
Tax Year	2022
Alternate ID	00000000
Owner	TRIFIRO NICHOLAS S &/OR JENNA L
In Care of	
Owner's Address	5135 DANS RUN RD SPRINGFIELD, WV 26763
Legal Description	FEE 15AC BUCK ISLAND DANS RUN AKA TR 1 FD/22
Neighborhood	017D
Tax Class	2

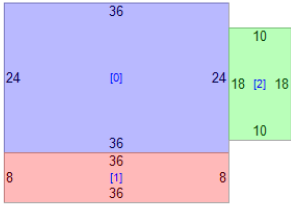
Land Description	
Street Address	5135 DANS RUN
Location	Neighborhood or Spot
Fronting	Residential
Street Codes	Paved, 0
Traffic	
Topo Codes	Level, ,
Utilities Codes	Well, Septic, 0
Parking Type	
Parking Proximity	
Parking Quantity	

Building Data	
Stories	1
Construction	Frame
Style	Cabin
Sum of Structure Areas	864
Main Sec. Ground Floor Area	864
Floor 1 Area	864
Total Living Area	864
Grade	C
Year Built	1985
Basement	Full
Finshed Basement Area	
Heat/AC	Central
Heating Fuel	Gas
Heating System	Warm Air
Attic	None
Int. Condition Relative to Ext.	Same

Building Data	
Total Rooms	4
Bedrooms	2
Family Rooms	
Full Bath	2
Half Bath	
Additional Fixtures	2
Total Fixtures	8
Sales Data	
Mineral Appraisal	\$50
Land Appraisal	\$31,400
Building Appraisal	\$90,800
Total Appraisal	\$122,200
Sale Price	\$187,000
Sale Date	01-dec-2016
Deed Book & Page	372 / 597
2022 Taxes	\$875



Mineral County, District 4, Map 21, Parcel 1.5



Parcel ID: 29040021000100050000
Building: 1 of 1

Additions

#	Lower	First	Second	Third	Area	Value
0		Refer to Base Area Description			864	\$0
1	---	Open frame porch	---	---	288	\$4,170
2	---	Open frame porch	---	---	180	\$2,610

☒ Show dimensions ☒ Show addition numbers

THIS DEED, Made this 28th day of November, 2016 by and between **MICHAEL F. FINN**, Grantor, in the State of West Virginia, party of the first part, **NICHOLAS S. TRIFIRO and JENNA L. TRIFIRO**, Grantees, in the State of Pennsylvania, parties of the second part.

Book Page 372-
Recording Fee \$11.
Transfer Tax \$822
Pennsylvania
Additional \$25.

WITNESSETH, that for and in consideration of the sum of Zero Dollars (\$0.00) and other good and valuable considerations paid by the parties of the second part unto the parties of the first part, the receipt of which is hereby acknowledged, Grantors do hereby give, grant, bargain and sell, release, convey and confirm with covenants of general warranty unto the Grantee, her heirs and assigns, in fee simple, the following parcel:

ALL that tract or parcel of land located about 5 miles Northeast of the Village of Fort Ashby, on the North side of State Route No. 15, and on the South side of State Route No. 15/4, in Frankfort District of Mineral County, West Virginia, and more particularly bounded and described as follows, to-wit:

BEGINNING at a ½ inch rebar set on the North side of State Route No. 15, a corner with Jack Orndorff; thence with a line of aforesaid Orndorff and with an old fence line, North 54 degrees 50 minutes 47 seconds West 1,596.79 feet to a 12 inch sugar maple, a corner with Dave Miller; thence with a line of aforesaid Miller, North 52 degrees 52 minutes 46 seconds East 410.23 feet to a ½ inch rebar set on the South side of State Route No. 15/4; thence with the South side of aforesaid Road, South 80 degrees 29 minutes 28 seconds East 193.00 feet to a 12 inch hickory; thence leaving aforesaid Road and with a new division line across the entire tract of which this is a part, South 49 degrees 44 minutes 32 seconds East 1,375.37 feet to a point on the North side of State Route No. 15; thence with the North side of aforesaid Road, South 41 degrees 22 minutes 33 seconds West 28.51 feet to a point; thence South 47 degrees 10 minutes 40 seconds West 330.84 feet to the place of the BEGINNING, containing 15.00 acres, more or less, and being designated as "TRACT 1" on that certain PLAT entitled "PLAT & SURVEY FOR DENNIS L. and DONNA L. READD" recorded in the Office of the Clerk of the County Commission of Mineral County, West Virginia.

The above described real estate is conveyed subject to the following restrictive covenants which shall run with the land as provided by law:

1. No mobile home court shall be placed, erected or installed on the tract of land hereby conveyed.
2. Trash and refuse shall not be allowed to accumulate on the land hereby conveyed and no junk, junk vehicles or parts thereof, or vehicles not in current use shall be kept or stored thereon.
3. The course of an existing stream or drain shall not be altered or restricted in any way which would affect any property not owned by the Grantee, his successors and assigns, nor shall there be allowed any drainage into any stream or drain which would in any way pollute such stream or drain.

SUBJECT TO a Right of Way in favor of Potomac Edison Company dated March 19, 1985 and recorded in the Office of the Clerk of County Commission of Mineral County, West Virginia in Deed Book 240, page 154.

Said property in fee simple.

IT BEING the same property conveyed to **Michael F. Finn** , by a deed dated March 2, 1999 and recorded in Deed Liber 295 page 680 among the Land Records for Mineral County, West Virginia.

To have and to hold the above granted property unto the said **NICHOLAS S. TRIFIRO and JENNA L. TRIFIRO, JOINT TENANTS with the FULL RIGHTS OF SURVIVORSHIP**, their heirs and assigns, forever in fee simple.

Together with the buildings and improvements thereon, and the rights, roads, ways, waters, privileges and appurtenances thereunto belonging or in anywise appertaining.

BOOK 240 PAGE 154
RIGHT-OF-WAY AGREEMENT (West Virginia)

3440850116

I/we, the undersigned in consideration of One Dollar (\$1.00), and other valuable considerations, receipt of which is hereby acknowledged, hereby grant unto THE POTOMAC EDISON COMPANY, a Maryland and Virginia corporation, its successors and assigns, a right-of-way for the purpose of constructing, reconstructing, operating, inspecting and maintaining an electric line including all necessary poles, anchors, wires, trenches, conduits, cables and other facilities under, over and upon the property which I/we own or in which I/we have any interest, situated in

Frankfort

District of Mineral

County, State of West Virginia, acquired by me/us from

Dennis L. & Donna Readd

and being the same tract of land acquired by Grantor by instrument(s) recorded in

Deed Records of said County in Deed Book 216 at Page 360 and in Book _____ at Page _____ together with right of ingress to and egress from said right-of-way at all times over the lands of grantors; said electric line to be located as far as is practical within a 10'

Est.

easement area indicated on Company's Drawing No. 3440850116 which is hereby attached, or filed in Company's office, and is more particularly described as follows: located on Grantors property along western side of Dans Run Road, northeast of Ft. Ashby, beginning at present pole M-32045; thence running underground in a westerly direction to metering location on building, a distance of approximately 175'. Or for the installation of one (1) pole along driveway.

and to permit the installation of wires, cable, conduit or other facilities of any Company or persons; to permit the Company to install, maintain, operate and replace its facilities without responsibility for any damage caused thereby to trees, shrubs, flowers or any other obstruction grown, constructed or placed on said right-of-way. The Company shall at all times have the right to clear, control, cut, trim and remove trees, limbs and brush from said premises or which in its opinion may interfere with the exercise of its rights hereunder or endanger said facilities. The consideration paid is in full payment of the rights hereinabove granted.

I/we hereby agree not to erect or permit the erection of any building or other permanent structure on said right-of-way after the execution of this Agreement.

Witness the following signatures and seals this 7th day of March in the year 85.

WITNESS:

Rose A. Prank

Robert L. Brady

(SEAL)

Robert L. Brady

(SEAL)

Rose A. Prank

Betty L. Brady

(SEAL)

WIFE

(SEAL)

(SEAL)

STATE OF WEST VIRGINIA County of Bowen to wit:

I, Dan E. Johnston, a Notary Public of the said County of Bowen

do certify that Robert C. Brady and Betty L. Brady

his wife, whose names are signed to the writing hereto annexed, bearing date the 7th day of March

1985 have this day acknowledged the same before me in my said County.

DAN E. JOHNSTON
NOTARY PUBLIC
BOWEN COUNTY
APRIL 12, 1988
Notary of Notaries