



Agent 360

, Albright, WV 26519

Davis

Tax ID 04 5008300000000



Summary Information

Owner:	Philip E Martin	Property Class:	Residential
Owner Address:	252 Walking Horse Way	Annual Tax:	\$68
Owner City State:	Bridgeport WV	Record Date:	01/27/21
Owner Zip+4:	26330-7269	Sale Amount:	\$55,000
Owner Carrier Rt:	R002	Book:	240
		Page:	512
		Tax Record Updated:	02/13/26

Geographic Information

County:	Tucker, WV	Lot:	#125
Municipality:	Davis	Parcel Number:	0083
High Sch Dist:	Tucker County Schools	Sub Phase:	1
Tax ID:	04 5008300000000	Sub Section:	3
Tax Map:	0005	Map Suffix:	0000
Tax ID Alt:	04 5008300000000	Sub District:	04
Old Tax ID:	045008300000000		
City Council Dist:	1		

Assessment & Tax Information

Tax Year:	2025	Annual Tax:	\$68	Taxable Total Asmt:	\$4,380
County Tax:	\$20	Taxable Land Asmt:	\$4,380		
Municipal Tax:	\$15	State/County Tax:	\$20		
School Tax:	\$33				
Asmt As Of:	2025				

Exempt Class: T
Class Code: 4

Lot Characteristics

Pavement Desc:	PAVED	SQFT:	30,056	Zoning:	100
Topography Desc:	ABOVE STREET	Acres:	0.6900	Zoning Desc:	Residential Vacant
Site Influence:	NEIGHBORHOOD OR SPOT				

Building Characteristics

Stories:	1.00	Dormer #:	0	Water:	Public Available
Fireplace Total:	0	Stories Desc:	1	Sewer:	Public Available

Codes & Descriptions

Land Use: 004 Religious
County Legal Desc: LOT #125 PHASE 1 .69 AC TUSCAN RIDGE SECTION 3

MLS History

MLS Number	Category	Status	Status Date	Price
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WVTU2000142

LAND

Expired

06/19/26

\$250,000

Annual Tax Amounts				
Year	County	Municipal	School	Annual
2025	\$20	\$15	\$33	\$68
2021	\$26	\$22	\$34	\$82
2020	\$59	\$21		\$81
2019	\$59	\$20		\$80
2018	\$59	\$20		\$79
2017		\$20		\$79

Annual Assessment						
Year	Land	Building	Ttl Taxable	Total Land	Total Bldg	Total Asmt
2025	\$4,380		\$4,380			
2022	\$7,300		\$7,300			
2021	\$7,300		\$7,300			
2020	\$4,380		\$4,380			
2019	\$4,380		\$4,380			
2018	\$4,380		\$4,380			
2017	\$4,380		\$4,380			
2016	\$4,380		\$4,380			
2015	\$4,380		\$4,380			

Record Date: 01/27/2021 Book: 240
 Settle Date: Page: 512
 Sales Amt: \$55,000 Doc Num:
 Sale Remarks:
 Owner Names: Philip E Martin

Record Date: 01/01/1900 Book: 197
 Settle Date: Page: 51
 Sales Amt: Doc Num:
 Sale Remarks:
 Owner Names: Scb Properties Llc

Record Date: Book: 0
 Settle Date: Page: 0
 Sales Amt: Doc Num:
 Sale Remarks:
 Owner Names: SCB PROPERTIES LLC

Off Tuscan Ridge Rd, Davis, WV 26260	Expired	Land	\$250,000
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MLS #: WVTU2000142
 Tax ID #: 045008900000000
 Ownership Interest: Fee Simple
 Association: HOA
 Type: Land

Lot Acres / SQFT: 9.59a / 417740.4sf / Estimated
 Price/Acre: \$26,068.82

Waterfront: Yes

Location

County:	Tucker, WV	School District:	Tucker County Schools
In City Limits:	Yes	Election District:	1
Municipality:	Davis		

Waterfront / Water Access

Water Access:	Yes	Water Body Name:	Devils Run
		Water Body Type:	Creek
		Water Frontage in FT:	500

Association / Community Info

HOA:	Yes	HOA Fee:	\$50 / Annually
HOA Name:	TUSCAN RIDGE		
Mgmt Co. Fax:			

Taxes and Assessment

Tax Annual Amt / Year:	\$982 / 2021	Tax Assessed Value:	\$60,480 / 2025
City/Town Tax:	\$265 / Annually		
Zoning:	R		

Land Information

Lot Acres / SQFT:	9.59a / 417,740sf / Estimated
Current Use:	Vacant
Additional Parcels:	Yes / Lots 119-126 totaling 9.59 acres
Lot Features:	Corner, Cul-de-sac, No thru street, Private, Rural, Secluded, Stream/Creek, Trees/Wooded

Utilities

Utilities:	Water Source: None; Sewer: No Sewer System
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Remarks

Agent:	BUYERS ARE RESPONSIBLE FOR VERIFYING ALL DETAILS, INCLUDING UTILITY OPTIONS AND DEVELOPMENT POTENTIAL. NO PUBLIC UTILITIES ARE CURRENTLY AVAILABLE.
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Public:	9.59 ACRES IN TUSCAN RIDGE, DAVIS, WV - PRIME INVESTMENT OPPORTUNITY DISCOVER A RARE CHANCE TO OWN 9.59 ACRES ACROSS EIGHT SCENIC WOODED LOTS IN THE HEART OF TUSCAN RIDGE, A SERENE SUBDIVISION NESTLED IN THE CHARMING TOWN OF DAVIS, WV. RANGING FROM JUST OVER HALF AN ACRE TO OVER 2 ACRES EACH, THESE PARCELS OFFER A TOTAL OF 9.59 ACRES OF UNTOUCHED NATURAL BEAUTY, PERFECT FOR THOSE SEEKING AN OFF-GRID RETREAT OR A STRATEGIC LONG-TERM INVESTMENT. GREAT LOCATION AS A GATEWAY TO ADVENTURE NEAR CANAAN VALLEY, BLACKWATER FALLS, AND OTHER RENOWNED TOURIST DESTINATIONS. FULLY WOODED WITH A MIX OF MATURE TREES, OFFERING PRIVACY AND A TRANQUIL SETTING. A COUPLE OF THE LOTS ARE ENHANCED BY THE GENTLE FLOW OF DEVILS RUN, A CREEK THAT ADDS CHARM AND CHARACTER TO THE SETTING. EASY ACCESS TO THE BEGINNING OF THE LOTS THROUGH THE SUBDIVISION ROAD, ALTHOUGH A LITTLE ROUGH, THEY ARE EASILY PASSABLE TO THE END OF DOHENICO DR WHERE THESE LOTS START. THESE LOTS ARE CURRENTLY WITHOUT PUBLIC UTILITIES MAKING THEM IDEAL FOR BUYERS INTERESTED IN AN OFF-GRID LIFESTYLE. POSSIBLY INSTALL WELL AND SEPTIC TO CREATE YOUR PRIVATE MOUNTAIN HAVEN, OR SEIZE THE POTENTIAL FOR SIGNIFICANT RETURNS BY HOLDING THE LAND FOR FUTURE DEVELOPMENT. SHOULD THE TOWN EXTEND UTILITIES THROUGHOUT TUSCAN RIDGE, PROPERTY VALUES PROJECTED TO DOUBLE OR MORE FOR THESE LOTS, MAKING AN EXCEPTIONAL BUY-AND-HOLD INVESTMENT. WHETHER YOU'RE DREAMING OF A SECLUDED CABIN, A RECREATIONAL RETREAT, OR A SAVVY INVESTMENT, THESE LOTS OFFER ENDLESS POSSIBILITIES IN ONE OF WV'S MOST SOUGHT-AFTER REGIONS.
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Listing Office

Listing Agent:	Jake VanMeter (3022984) (Lic# WV0028134)	(304) 813-5445
Listing Agent Email:	jakelvanmeter@gmail.com	
Broker of Record:	Connie Barnhart (23378) Click for License	
Listing Office:	RE/MAX Real Estate Group (RREG1) (Lic# Unknown)	
	1314 Edwin Miller Blvd 200, Martinsburg, WV 25404-0000	
Office Manager:	Cindy Matthews (3283981)	
Office Phone:	(304) 263-2600	Office Fax:(304) 267-5489
Office Email:	remaxmartinsburg@gmail.com	

Directions

Enter into s/d on Tuscan Ridge Rd, Take Left on Pizza, Take Left on Dohenico, first lot will be on the left about half way down Dohenico, park on Dohenico and walk, the rough s/d road at the end of Dohenico, Manzoni, is not suitable for vehicles, there is space to park and turn around at the end of Dohenico (don't take the left on Manzoni, proceed on foot)

Listing Details

Original Price:	\$250,000	DOM / CDOM:	361 / 361
Listing Agrmnt Type:	Exclusive Right	Original MLS Name:	BRIGHT
Prospects Excluded:	No	Off Market Date:	06/19/26
Listing Service Type:	Full Service	Expiration Date:	06/19/26
Dual Agency:	Yes	Seller Concessions:	
Sale Type:	Standard		
Listing Entry Date:	06/24/2025		
Possession:	Settlement		
Acceptable Financing:	Cash, Conventional		
Disclosures:	Other		

Off Tuscan Ridge Rd, Davis, WV 26260

Property History

Source	Category	Status	Date	Price	Owner
Public Records		Record Date	01/27/2021	\$55,000	Philip E Martin
Public Records		Record Date	01/01/1900	\$	Scb Properties Llc
Public Records					SCB PROPERTIES LLC

MLS History Details

Listing Info		Change Type	Change Date	Price
MLS#:	WVTU2000142	Expired	06/19/26	
Prop. Type:	Land	New Active	06/24/25	\$250,000
DOM / CDOM:	361 / 361	New Listing	06/24/25	
Listing Office:	RE/MAX Real Estate Group			

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