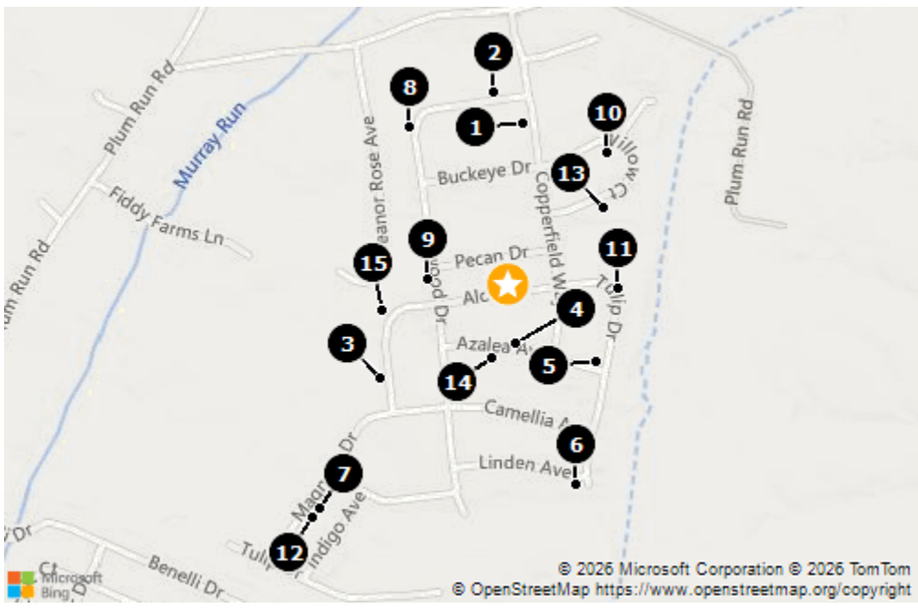
ICE SiteX Report

OrderID: 97768075

SiteX Property Information Report



Subject Property Location

107 ALDER DR, BARDSTOWN, KY 40004-6784

County:	**NELSON KY**	Census Tract:	211799303.042002
Property Use:	Residential (General) (Single)	Zoning:	
Parcel Number:	54N00-06-005	Thomas Bros Pg-Grid:	

Valuation

Value:	**$228,000**	FSD:	13	Common Confidence Score:	50
Value Range:	$198,360 - $257,640	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:		Tax Year:	2023
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$1,937
Total Assessed Value:	$178,000	Total Assessor Market Value:	$178,000	Delinquent Year:	
				Tax Account ID:	91562
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 98D District: 1 Subdivision: COPPERFIELD
Abbreviated Description: COPPERFIELD LT 98D PC6-118
City/Muni/Twp: 01

Property Characteristics

Lot Size:	7,841 SF	Bedrooms:	3	Pool:	
Building Area:	1206 SF	Baths:	2	Fireplace:	
Year Built:	2003	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	3	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	None	Heating:	Heat Pump
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Block	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/17/2021	Sales Price:	$178,000
Document #:	2021016824 BK-PG D577 -169	Type of Sale:	Full Amount on Deed
Contract Date:	12/15/2021		
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/05/2012	Sales Price:	$90,000
Document #:	272905 BK-PG D481 -265	Type of Sale:	Full Amount on Deed
Contract Date:	12/30/2011		
Document Type:			

Legal Description:
Lot: 98-D Subdivision: COPPER FIELDS Phase No: II Map Ref: CAB6 SL118

Prior Transfer

Recording Date:	08/19/2011	Sales Price:	$69,000
Document #:	269317 BK-PG D478 -452	Type of Sale:	Full Amount on Deed
Contract Date:	08/17/2011		
Document Type:			

Legal Description:
Lot: 98-D Subdivision: COPPER FIELDS Phase No: II Map Ref: CAB6 SL118

ICE SiteX Report

OrderID: 97768075

Prior Transfer

Recording Date:	07/24/2008	Sales Price:	N/A
Document #:	237997 BK-PG M789-426	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/21/2008	Sales Price:	$94,000
Document #:	237866 BK-PG D453 -069	Type of Sale:	Full Amount on Deed
Contract Date:	06/20/2008		
Document Type:			

Legal Description:
Lot: 98-D Subdivision: COPPER FIELDS Phase No: II Map Ref: CAB6 SL118

Mortgage Record

Recording Date:	06/13/2007	Loan Amount:	N/A
Document #:	225465 BK-PG M789-426	Loan Type:	Unknown
TD Due Date:	06/11/2027	Type Finance:	VAR

Legal Description:
Lot: 98-D Subdivision: COPPER FIELDS Phase No: II

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG 577 -169	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 98D District: 1 Subdivision: COPPERFIELD
Abbreviated Description: COPPERFIELD LT 98D PC6-118
City/Muni/Twp: 01

Area Sales Analysis

Total Area Sales	$3,611,790	Median # of Bedrooms	3
Median Lot Size	7,841 SF	Median # of Baths	2
Median Living Area	1,206 SF	Median Year Built	2004
Price Range - 2 Yrs	$217,500 to $279,900	Age Range	19 years to 26 years
Median Value	$237,050	Median Age	22 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.21Mi.	**110 COPPERFIELD WAY** **BARDSTOWN, KY 40004-6745**	05/18/2026	$265,000			//		7,841 SF	
	APN: 54N00-04-002 Document #: 2026003232 Document Type: Price Code: D Land Use: Residential (General) (Single) Legal: Lot: 270 Subdivision: COPPER FIELDS Phase No: V MapRef: CAB 20 SL 20 Abbreviated Description: Lot:270 Subdivision:COPPER FIELDS Phase No:V Map Ref:CAB 20 SL 20									
2	.25Mi.	**105 REDWOOD DR** **BARDSTOWN, KY 40004-6790**	04/07/2026	$250,000			//		7,841 SF	
	APN: 54N00-03-006 Document #: 2026002118 Document Type: Price Code: D Land Use: Residential (General) (Single) Legal: Lot: 248 Subdivision: COPPER FIELDS Phase No: V MapRef: CAB 20 SL 20 Abbreviated Description: Lot:248 Subdivision:COPPER FIELDS Phase No:V Map Ref:CAB 20 SL 20									
3	.2Mi.	**139 ALDER DR** **BARDSTOWN, KY 40004-6784**	01/16/2026	$242,940	$188	1288	3/3/2	2005	7,841 SF	
	APN: 54N00-03-038 Document #: 2026000325 Document Type: Price Code: D Land Use: Residential (General) (Single) Legal: Lot: 214-Q Subdivision: COPPER FIELDS Phase No: IV MapRef: CAB 8 SL 93 Abbreviated Description: Lot:214-Q Subdivision:COPPER FIELDS Phase No:IV Map Ref:CAB 8 SL 93									
4	.07Mi.	**113 AZALEA AVE** **BARDSTOWN, KY 40004-6800**	12/22/2025	$235,000	$182	1288	3/3/2	2005	8,712 SF	
	APN: 54N00-08-014 Document #: 2025008359 Document Type: Price Code: D Land Use: Residential (General) (Single) Legal: Lot: 150-J Subdivision: COPPER FIELDS Phase No: III MapRef: CAB 8 SL 25 Abbreviated Description: Lot:150-J Subdivision:COPPER FIELDS Phase No:III Map Ref:CAB 8 SL 25									
5	.15Mi.	**101 AZALEA AVE** **BARDSTOWN, KY 40004-6800**	10/07/2025	$230,000	$181	1267	3/3/2	2004	7,841 SF	
	APN: 54N00-09-009 Document #: 2025006622 Document Type: Price Code: D Land Use: Residential (General) (Single) Legal: Lot: 139-H Subdivision: COPPER FIELDS Phase No: III MapRef: CAB B SL 25 Abbreviated Description: Lot:139-H Subdivision:COPPER FIELDS Phase No:III Map Ref:CAB B SL 25									
6	.28Mi.	**100 LINDEN AVE** **BARDSTOWN, KY 40004-6804**	09/24/2025	$217,500			//		8,276 SF	
	APN: 54N00-13-001 Document #: 2025000481 Document Type: Price Code: D Land Use: Residential (General) (Single) Legal: Lot: 240-S Subdivision: COPPER FIELDS Phase No: IV MapRef: CAB 8 SL 93 Abbreviated Description: Lot:240-S Subdivision:COPPER FIELDS Phase No:IV Map Ref:CAB 8 SL 93City/Muni/Twp:BARDSTOWN City/Muni/Twp: BARDSTOWN									
7	.37Mi.	**130 MAGNOLIA DR** **BARDSTOWN, KY 40004-6801**	08/27/2025	$250,000			//		7,841 SF	
	APN: 54N00-16-004 Document #: 2025005611 Document Type: Price Code: D Land Use: Residential (General) (Single) Legal: Lot: 357 Subdivision: COPPER FIELDS SUBDIVISION Phase No: VI MapRef: CAB 21 SL 88 Abbreviated Description: Lot:357 Subdivision:COPPER FIELDS SUBDIVISION Phase No:VI Map Ref:CAB 21 SL 88									
8	.24Mi.	**121 REDWOOD DR** **BARDSTOWN, KY 40004-6790**	08/08/2025	$279,900			//		9,583 SF	
	APN: 54N00-03-014 Document #: 2025005184									

ICE SiteX Report

OrderID: 97768075

Document Type: Price Code: D
Land Use: Residential (General) (Single)
Legal: Lot: 256 Subdivision: COPPER FIELDS Phase No: V MapRef: CAB 20 SL 20 Abbreviated Description: Lot:256 Subdivision:COPPER FIELDS Phase No:V Map Ref:CAB 20 SL 20

9	.11Mi.	**147 REDWOOD DR** **BARDSTOWN, KY 40004-6790**	07/28/2025	$237,050	$184	1283	3/3/2	2002	8,276 SF

APN: 54N00-03-027 Document #: 2025004880
Document Type: Price Code: D
Land Use: Residential (General) (Single)
Legal: Lot: 83-C Subdivision: COPPER FIELDS SUBDIVISION Phase No: II MapRef: CAB 6 SL 118 Abbreviated Description: Lot:83-C Subdivision:COPPER FIELDS SUBDIVISION Phase No:II Map Ref:CAB 6 SL 118

10	.21Mi.	**110 WILLOW CT** **BARDSTOWN, KY 40004-6744**	07/17/2025	$224,500	$186	1203	3/3/2	2002	8,712 SF

APN: 54N00-02-006 Document #: 2025004575
Document Type: Price Code: D
Land Use: Residential (General) (Single)
Legal: Lot: 29 Subdivision: COPPER FIELD Phase No: 1 MapRef: CAB 7 SL 33 Abbreviated Description: Lot:29 Subdivision:COPPER FIELD Phase No:1 Map Ref:CAB 7 SL 33

11	.14Mi.	**111 TULIP DR** **BARDSTOWN, KY 40004-6781**	07/01/2025	$245,000	$203	1206	3/3/2	2004	8,276 SF

APN: 54N00-01-048 Document #: 2025004160
Document Type: Price Code: D
Land Use: Residential (General) (Single)
Legal: Lot: 124-G Subdivision: COOPER FIELDS Phase No: III MapRef: CAB 8 SL 25 Abbreviated Description: Lot:124-G Subdivision:COOPER FIELDS Phase No:III Map Ref:CAB 8 SL 25

12	.39Mi.	**132 MAGNOLIA DR** **BARDSTOWN, KY 40004-6801**	06/09/2025	$243,900			//		8,276 SF

APN: 54N00-16-005 Document #: 2025003556
Document Type: Price Code: D
Land Use: Residential (General) (Single)
Legal: Lot: 358 Subdivision: COPPER FIELDS SUBDIVISION Phase No: VI MapRef: CAB 21 SL 88 Abbreviated Description: Lot:358 Subdivision:COPPER FIELDS SUBDIVISION Phase No:VI Map Ref:CAB 21 SL 88

13	.16Mi.	**129 WILLOW CT** **BARDSTOWN, KY 40004-6744**	05/23/2025	$230,000	$166	1381	3/3/2	2000	7,841 SF

APN: 54N00-01-035 Document #: 2025003192
Document Type: Price Code: D
Land Use: Residential (General) (Single)
Legal: Lot: 15 Subdivision: COPPER FIELDS Phase No: 1 MapRef: CAB 5 SL 142 Abbreviated Description: Lot:15 Subdivision:COPPER FIELDS Phase No:1 Map Ref:CAB 5 SL 142

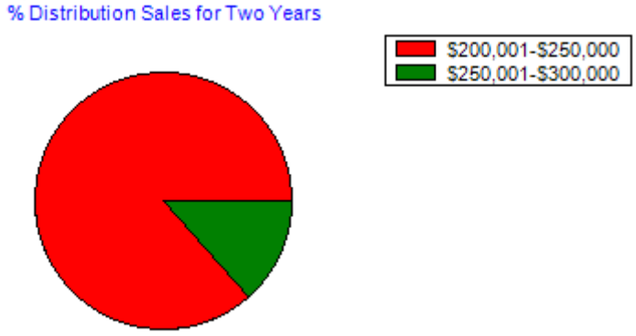
14	.1Mi.	**116 AZALEA AVE** **BARDSTOWN, KY 40004-6800**	05/05/2025	$226,000	$175	1288	3/3/2	2006	7,841 SF

APN: 54N00-10-004 Document #: 2025002735
Document Type: Price Code: D
Land Use: Residential (General) (Single)
Legal: Lot: 170-L Subdivision: COOPER FIELDS Phase No: III MapRef: CAB 8 SL 25 Abbreviated Description: Lot:170-L Subdivision:COOPER FIELDS Phase No:III Map Ref:CAB 8 SL 25

15	.16Mi.	**127 ALDER DR** **BARDSTOWN, KY 40004-6784**	05/01/2025	$235,000	$150	1563	3/3/2	2007	7,841 SF

APN: 54N00-03-032 Document #: 2025002658
Document Type: Price Code: D
Land Use: Residential (General) (Single)
Legal: Lot: 208-Q Subdivision: COPPER FIELDS Phase No: IV MapRef: CAB 8 SL 93 Abbreviated Description: Lot:208-Q Subdivision:COPPER FIELDS Phase No:IV Map Ref:CAB 8 SL 93

Comparable Sales Chart



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

ICE SiteX Report

OrderID: 97768075

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**107 ALDER DR**		$178,000	$178,000	1,206	3/3/2	2003	7,841 SF	
.02Mi.	**105 ALDER DR**		$154,600	$154,600	1,248	3/3/2	2003	7,841 SF	
.02Mi.	**109 ALDER DR**		$168,000	$168,000	1,280	3/3/2		7,841 SF	
.02Mi.	**104 PECAN DR**		$168,500	$168,500	1,248	3/3/2	2003	7,841 SF	
.02Mi.	**108 PECAN DR**		$215,000	$215,000	1,280	3/3/2	2003	7,841 SF	
.03Mi.	**106 ALDER DR**		$151,500	$151,500	1,215		2002	7,841 SF	
.03Mi.	**103 ALDER DR**		$233,000	$233,000	1,264	3/3/2	2002	7,841 SF	
.03Mi.	**108 ALDER DR**		$150,600	$150,600	1,288		2002	7,841 SF	
.03Mi.	**111 ALDER DR**		$152,700	$152,700	1,228	3/3/2	2005	7,841 SF	
.03Mi.	**104 ALDER DR**		$190,000	$190,000	1,353	3/3/2	2002	7,841 SF	
.04Mi.	**102 PECAN DR**		$198,000	$198,000	1,288	3/3/2	2003	7,841 SF	
.04Mi.	**110 PECAN DR**		$162,800	$162,800	1,335	3/3/2	2003	7,841 SF	
.04Mi.	**110 ALDER DR**		$156,200	$156,200	1,265	3/3/2	2003	7,841 SF	
.05Mi.	**101 ALDER DR**		$180,000	$180,000	1,152	3/3/2	2002	9,148 SF	
.05Mi.	**113 ALDER DR**		$170,400	$170,400	1,288	3/3/2	2003	7,841 SF	
.05Mi.	**109 PECAN DR**		$230,000	$230,000	1,288		2002	7,841 SF	

Rent vs. Own

Households Occupied by Renters:	28%	Households Occupied by Owners:	67%

Demographics & Income

Median Age:	39.7 years old	Households:	12,556
Median Household Income:	$66,396	Households w/Family:	65%
Household Income Per Capita:	$33,740	Households w/Family Married:	46%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

School District Zone:	Nelson County School District	Students:	4,227
Number of Schools:	13	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.87Mi.	**Nelson County High School** Number of Students: 756 Student-Teacher Ratio: 16.19 Advanced Placement: Yes	C	Public	9 - 12
2.95Mi.	**Coxs Creek Elementary School** Number of Students: 474 Student-Teacher Ratio: 13.17	B-	Public	KG - 5
8.47Mi.	**Bloomfield Middle School** Number of Students: 296 Student-Teacher Ratio: 17.41	D	Public	6 - 8

Flood Report

The Subject Property of **107 ALDER DR, BARDSTOWN, KY 40004-6784** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	144%	NOTABLY HIGHER
BURGLARY	129%	HIGHER
MOTOR VEHICLE THEFT	135%	NOTABLY HIGHER
FORCIBLE ROBBERY	125%	HIGHER
AGGRAVATED ASSAULT	113%	HIGHER
FORCIBLE RAPE	122%	HIGHER
MURDER	122%	HIGHER
OVERALL	106%	SIMILAR

Disaster Alerts

2/14/2025 - Severe Storm, Flooding 4/2/2025 - Severe Tornados, Flooding 1/23/2026 - Severe Winter Storm

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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ICE SiteX Report

OrderID: 97768075

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