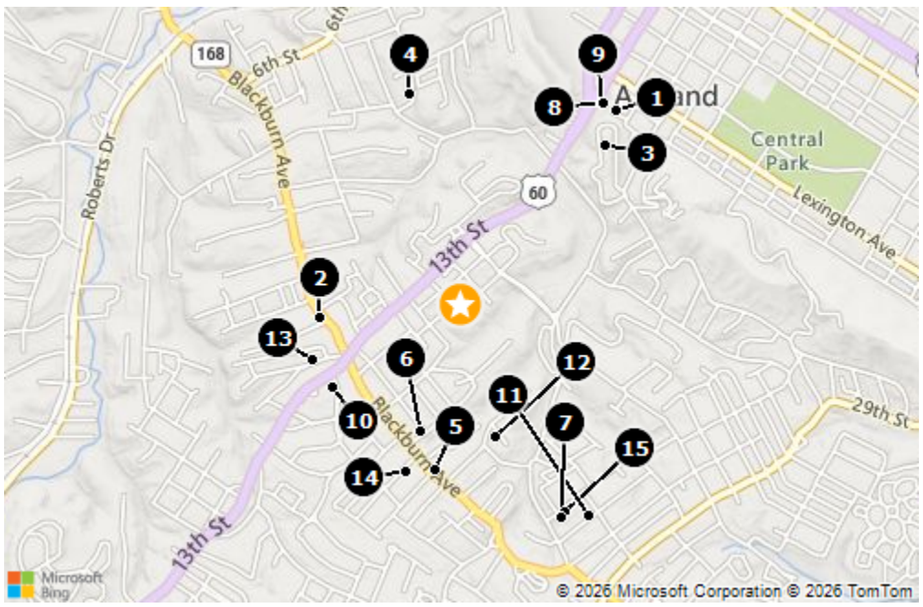
ICE SiteX Report

OrderID: 96459700

SiteX Property Information Report



Subject Property Location

1501 FAIRFAX DR, ASHLAND, KY 41101-3636

County:	**BOYD KY**	Census Tract:	210190307.003006
Property Use:	Single Family Residential	Zoning:	RESIDENTIAL
Parcel Number:	031-15-09-012.00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$172,000**	FSD:	26
Value Range:	$127,280 - $216,720	Confidence Score:	74

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	ASHLAND
Assd Land Value:	$20,000	Market Land Value:	$20,000	Tax Year:	2025
Assd Improvement:	$116,000	Market Improvment Value:	$116,000	Total Taxable Value:	$830
Total Assessed Value:	$136,000	Total Assessor Market Value:	$136,000	Delinquent Year:	
				Tax Account ID:	722301
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 11 Subdivision: BEVERLY HILLS SUBITION
Abbreviated Description: LOT 11 BEVERLY HILLS SUBDIVISION

Property Characteristics

Lot Size:	5,000 SF	Bedrooms:	3	Pool:	
Building Area:	1856 SF	Baths:	2	Fireplace:	1
Year Built:		Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Detached	Heating:	Forced Air
Number of Stories:	2.5+B	Number of Cars:	2	A/C:	Central
Style:		Basement:	Unfinished	Roof Cover:	Comp Shingle
		Foundation:	Block	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/13/2025	Sales Price:	N/A
Document #:	10039747 BK-PG 1568-326	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/04/2024	Loan Amount:	N/A
Document #:	10030219 BK-PG 1568-326	Loan Type:	FHA
TD Due Date:	09/01/2054	Type Finance:	

Legal Description:
Lot: 11 Subdivision: BEVERLY HILLS SUBDIVISION
City/Muni/Twp: ASHLAND

Prior Transfer

Recording Date:	02/20/2024	Sales Price:	N/A
Document #:	10026081 BK-PG 857 -401	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	01/11/2024		
Document Type:			

Legal Description:
Lot: 11 Subdivision: BEVERLY HILLS SUBDIVISION Map Ref: MB 1 PG 3

Prior Transfer

Recording Date:	02/14/2023	Sales Price:	$132,736

ICE SiteX Report

OrderID: 96459700

Document #:	10017962 BK-PG 847 -518	Type of Sale:	Full Amount on Deed
Contract Date:	01/13/2023		
Document Type:			

Legal Description:
Lot: 11 Subdivision: BEVERLY HILLS SUBDIVISION Map Ref: MB 1 PG 3

Prior Transfer

Recording Date:	04/11/2022	Sales Price:	N/A
Document #:	10010251 BK-PG M1448-397	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/26/2020	Sales Price:	$124,900
Document #:	9836477 BK-PG D822 -606	Type of Sale:	Full Amount on Deed
Contract Date:	10/23/2020		
Document Type:			

Legal Description:
Lot: 11 Subdivision: BEVERLY HILLS SUBDIVISION Map Ref: MB 1 PG 3
City/Muni/Twp: ASHLAND

Prior Transfer

Recording Date:	12/06/2016	Sales Price:	N/A
Document #:	744715 BK-PG D786 -505	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	08/24/2016		
Document Type:			

Legal Description:
Lot: 11 Subdivision: BEVERLY HILLS SUBDIVISION Map Ref: MB 1 PG 3
City/Muni/Twp: ASHLAND

Prior Transfer

Recording Date:	03/12/2008	Sales Price:	N/A
Document #:	606706 BK-PG D711 -513	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/19/2008		
Document Type:			

Legal Description:
Lot: 11 Subdivision: BEVERLY HILLS SUBDIVISION Map Ref: MB 1 PG 3

Mortgage Record

Recording Date:	10/07/2005	Loan Amount:	N/A
Document #:	570233 BK-PG 994-026	Loan Type:	Farmers Home Administration
TD Due Date:	10/03/2025	Type Finance:	

Legal Description:
Lot: 11 Subdivision: BEVERLY HILLS SUBDIVISION

Prior Transfer

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

Legal Description:
Lot: 11 Subdivision: BEVERLY HILLS SUBITION
Abbreviated Description: LOT 11 BEVERLY HILLS SUBDIVISION

Area Sales Analysis

Total Area Sales	$3,628,874	Median # of Bedrooms	3
Median Lot Size	6,552 SF	Median # of Baths	1
Median Living Area	1,350 SF	Median Year Built	1965
Price Range - 2 Yrs	$45,000 to $636,000	Age Range	33 years to 95 years
Median Value	$170,000	Median Age	61 years

Comparable Sales Data

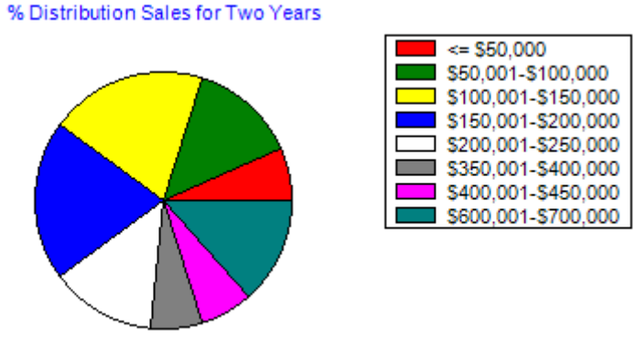
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.64Mi.	**914 HILTON CT** **ASHLAND, KY 41101-2737**	01/09/2026	$100,000	$82	1212	/3/1	1951	5,687 SF	
		APN: 030-14-15-003.00 Document #: 10040773 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
2	.36Mi.	**720 BLACKBURN AVE** **ASHLAND, KY 41101-4406**	12/18/2025	$185,000	$165	1120	/3/2		7,150 SF	
		APN: 031-09-15-021.00 Document #: 10040377 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Subdivision: G W HOWELL ADDITION Abbreviated Description: Lot:1 Subdivision:G W HOWELL ADDITION City/Muni/Twp:POLLARD City/Muni/Twp: POLLARD								
3	.59Mi.	**1520 CHESTNUT HILL DR** **ASHLAND, KY 41101-2779**	11/05/2025	$446,143	$131	3396	/4/2		76,230 SF	
		APN: 031-14-04-001.00 Document #: 10039578 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CITY OF ASHLAND City/Muni/Twp: CITY OF ASHLAND								
4	.55Mi.	**430 PIERCE ST** **ASHLAND, KY 41101-2538**	11/04/2025	$45,000	$32	1379	/3/1	1987	6,372 SF	
		APN: 030-07-04-017.04 Document #: 10039558 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5A Subdivision: DAVIS SUBDIVISION MapRef: MB 36 PG 45 Abbreviated Description: Lot:5A Subdivision:DAVIS SUBDIVISION Map Ref:MB 36 PG 45City/Muni/Twp:ASHLAND City/Muni/Twp: ASHLAND								
5	.42Mi.	**2019 BLACKBURN AVE**	10/10/2025	$225,000	$109	2048	7/2/1	1993	7,100 SF	

ICE SiteX Report

OrderID: 96459700

		ASHLAND, KY 41101-4739								
	APN: 031-12-04-013.00 Document #: 10038762 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 111-113 Subdivision: HIGHLAWN ADDITION Abbreviated Description: Lot:111-113 Subdivision:HIGHLAWN ADDITION									
6	.34Mi.	**1636 MARYLAND PKWY**	09/17/2025	$126,000			6/3/1			6,000 SF
		ASHLAND, KY 41101-4651								
	APN: 031-12-02-017.00 Document #: 10038176 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 43 Subdivision: HIGHLAWN SUBDIVISION Abbreviated Description: Lot:43 Subdivision:HIGHLAWN SUBDIVISION City/Muni/Twp:CITY OF ASHLAND City/Muni/Twp: CITY OF ASHLAND									
7	.6Mi.	**2332 SELLARS ST**	09/03/2025	$156,000	$139	1120	/3/1	1960	SF	
		ASHLAND, KY 41101-4722								
	APN: 031-11-10-016.00 Document #: 10037916 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 134 Subdivision: OAKVIEW ADDITION Abbreviated Description: Lot:134 Subdivision:OAKVIEW ADDITION									
8	.62Mi.	**826 13TH ST**	09/03/2025	$636,000	$662	960	8/3/1			6,552 SF
		ASHLAND, KY 41101-2638								
	APN: 030-14-14-001.00 Document #: 10037909 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CITY OF ASHLAND City/Muni/Twp: CITY OF ASHLAND									
9	.63Mi.	**824 13TH ST**	09/03/2025	$636,000	$471	1350	6/2/1	1931		6,120 SF
		ASHLAND, KY 41101-2638								
	APN: 030-14-14-002.00 Document #: 10037909 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CITY OF ASHLAND City/Muni/Twp: CITY OF ASHLAND									
10	.39Mi.	**1308 KENTUCKY AVE**	08/25/2025	$170,000	$89	1898	/3/1			6,850 SF
		ASHLAND, KY 41102-4553								
	APN: 031-20-05-002.00 Document #: 10037683 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Block: 2 Subdivision: GRAYSON ROAD CORPORATION Abbreviated Description: Lot:3 Block:2 Subdivision:GRAYSON ROAD CORPORATION City/Muni/Twp:ASHLAND City/Muni/Twp: ASHLAND									
11	.62Mi.	**2309 GRIFFITH ST**	08/12/2025	$54,000	$51	1056	/2/1			7,500 SF
		ASHLAND, KY 41101-4711								
	APN: 031-11-10-006.00 Document #: 10037363 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 120 Subdivision: OAKVIEW Abbreviated Description: Lot:120 Subdivision:OAKVIEW City/Muni/Twp:ASHLAND City/Muni/Twp: ASHLAND									
12	.34Mi.	**2202 RAINTREE CT**	08/12/2025	$380,000	$109	3482	/3/2	1978	SF	
		ASHLAND, KY 41101-3605								
	APN: 031-07-10-018.00 Document #: 10037354 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 18 Subdivision: HICKORY RIDGE SUBDIVISION MapRef: MB 28 PG 28 Abbreviated Description: Lot:18 Subdivision:HICKORY RIDGE SUBDIVISION Map Ref:MB 28 PG 28City/Muni/Twp:ASHLAND City/Muni/Twp: ASHLAND									
13	.4Mi.	**2515 ALGONQUIN AVE**	07/16/2025	$225,000	$139	1610	10/4/1	1945		5,400 SF
		ASHLAND, KY 41102-4516								
	APN: 031-20-01-002.00 Document #: 10036764 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 47 Subdivision: GRAYSONIA SUBDIVISION Abbreviated Description: Lot:47 Subdivision:GRAYSONIA SUBDIVISION City/Muni/Twp:CITY OF ASHLAND City/Muni/Twp: CITY OF ASHLAND									
14	.45Mi.	**2420 ROOSEVELT AVE**	07/15/2025	$114,731	$69	1640	10/3/2			6,750 SF
		ASHLAND, KY 41102-4620								
	APN: 031-12-09-014.00 Document #: 10036711 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 67 Subdivision: SPRING HILL ADDITION MapRef: MB 3 PG 123 Abbreviated Description: Lot:67 Subdivision:SPRING HILL ADDITION Map Ref:MB 3 PG 123City/Muni/Twp:ASHLAND City/Muni/Twp: ASHLAND									
15	.59Mi.	**2324 SELLARS ST**	07/01/2025	$130,000	$122	1064	/3/1	1970		7,500 SF
		ASHLAND, KY 41101-4722								
	APN: 031-11-10-018.00 Document #: 10036342 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 136 Subdivision: OAKVIEW SUBDIVISION Abbreviated Description: Lot:136 Subdivision:OAKVIEW SUBDIVISION City/Muni/Twp:ASHLAND City/Muni/Twp: ASHLAND									

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.

ICE SiteX Report

OrderID: 96459700

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.

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.	**1501 FAIRFAX DR**		$136,000	$136,000	1,856	/3/2		5,000 SF	
.01Mi.	**1417 FAIRFAX DR**		$127,500	$127,500	1,460	/3/1	1946	48 SF	
.01Mi.	**1505 FAIRFAX DR**		$109,000	$109,000	897	7/3/1	1955	7,000 SF	
.02Mi.	**1413 FAIRFAX DR**		$69,900	$69,900	1,844		1925	5,200 SF	
.02Mi.	**1509 FAIRFAX DR**		$80,750	$80,750	1,768	10/4/2			
.02Mi.	**1800 ENGLEWOOD AVE**		$108,000	$108,000		/3/1	1941	13,500 SF	
.03Mi.	**1412 FAIRFAX DR**		$78,500	$78,500	1,184	/2/2	1946	5,300 SF	
.03Mi.	**1705 ESTER ST**		$40,000	$40,000	1,064				
.04Mi.	**1405 FAIRFAX DR**		$70,000	$70,000	1,129		1925	10,000 SF	
.04Mi.	**1716 HARLAN ST**		$50,500	$50,500	840	/3/1		14,000 SF	
.04Mi.	**1808 ENGLEWOOD AVE**		$120,000	$120,000	1,482	/3/2		8,250 SF	AboveGround
.04Mi.	**1526 FAIRFAX DR**		$107,500	$107,500	1,259		1951	10,000 SF	
.04Mi.	**1805 ENGLEWOOD AVE**		$199,000	$199,000	2,287			5,000 SF	
.05Mi.	**1708 HARLAN ST**		$60,600	$60,600	1,626	/3/1	1942	7,000 SF	
.05Mi.	**1412 CYPRESS ST**		$78,000	$78,000	1,408	/2/1	1950	8,550 SF	
.05Mi.	**1800 CRESTON PL**		$81,300	$81,300	1,296			4,800 SF	

Rent vs. Own

Households Occupied by Renters:	33%	Households Occupied by Owners:	56%

Demographics & Income

Median Age:	42.2 years old	Households:	7,701
Median Household Income:	$55,820	Households w/Family:	59%
Household Income Per Capita:	$29,938	Households w/Family Married:	35%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

School District

School District Zone:	Ashland Independent School District	Students:	3,136
Number of Schools:	9	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.37Mi.	**Hager Elementary School** Number of Students: 270 Student-Teacher Ratio: 11.39	B	Public	KG - 5
0.78Mi.	**Ashland Middle School** Number of Students: 699 Student-Teacher Ratio: 14.15	C+	Public	6 - 8
1.01Mi.	**Paul G. Blazer High School** Number of Students: 954 Student-Teacher Ratio: 15.61 Advanced Placement: Yes	B-	Public	9 - 12

Flood Report

The Subject Property of **1501 FAIRFAX DR, ASHLAND, KY 41101-3636** 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	147%	NOTABLY HIGHER
BURGLARY	119%	HIGHER
MOTOR VEHICLE THEFT	144%	NOTABLY HIGHER
FORCIBLE ROBBERY	123%	HIGHER
AGGRAVATED ASSAULT	126%	HIGHER
FORCIBLE RAPE	126%	HIGHER
MURDER	124%	HIGHER
OVERALL	123%	HIGHER

Disaster Alerts

4/2/2024 - Severe Storm, Tornados 2/14/2025 - Severe Storm, Flooding 2/14/2025 - Severe Storm,Floods,Mudslides 4/2/2025 - Severe Tornados, Flooding

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: 96459700

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