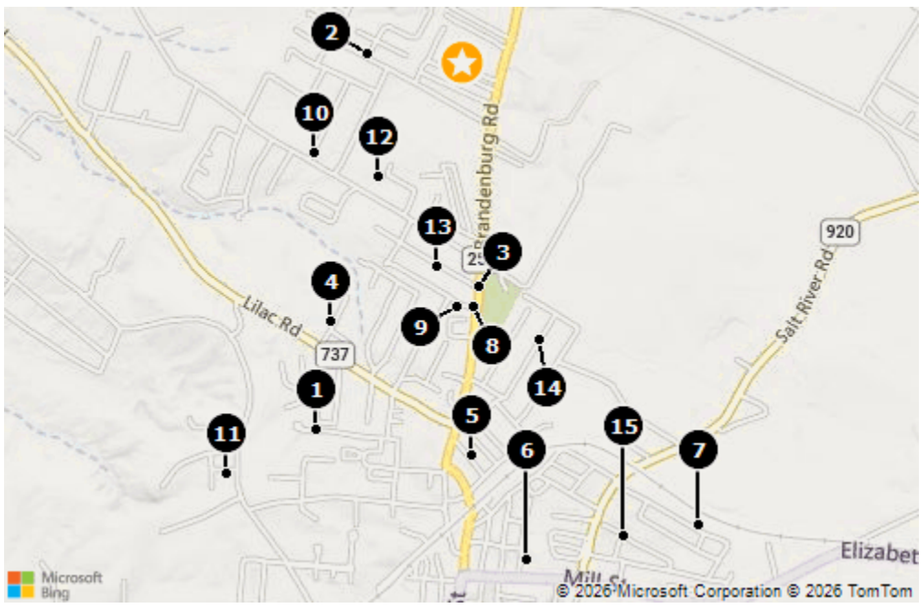
ICE SiteX Report

OrderID: 97524947

SiteX Property Information Report



Subject Property Location

1608 ANGELA WAY, LEITCHFIELD, KY 42754-1843

County:	**GRAYSON KY**	Census Tract:	210859504.021014
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	HOME L-019	Thomas Bros Pg-Grid:	

Valuation

Value:	**$160,000**	FSD:	16	Common Confidence Score:	43
Value Range:	$134,400 - $185,600	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	02
Assd Land Value:	$180,000	Market Land Value:	$180,000	Tax Year:	2025
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$1,708
Total Assessed Value:	$180,000	Total Assessor Market Value:	$180,000	Delinquent Year:	
				Tax Account ID:	168445
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 19 Subdivision: HOMELAND
Abbreviated Description: 0.208 AC & H

Property Characteristics

Lot Size:	9,060 SF	Bedrooms:		Pool:	
Building Area:		Baths:		Fireplace:	
Year Built:		Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/31/2024	Sales Price:	$180,000
Document #:	BK-PG 531 -328	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 19 Subdivision: HOMELAND
Abbreviated Description: 0.208 AC & H

Area Sales Analysis

Total Area Sales	$2,216,340	Median # of Bedrooms	
Median Lot Size	10,890 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs	$25,000 to $285,000	Age Range	
Median Value	$154,000	Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.02Mi.	**404 CHESTER ST LEITCHFIELD, KY 42754-2145**	04/15/2026	$154,000			//		24,394 SF	

APN: 083-05-00-071 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:LEITCHFIELD City/Muni/Twp: LEITCHFIELD

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2	.27Mi.	**413 SUNSET DR** **LEITCHFIELD, KY 42754-1834**	03/03/2026	$175,000	//	SF

APN: MEADOW B 1-007 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 76 Abbreviated Description: Lot:76 Abbreviated Description:PORTION LOT76 City/Muni/Twp:LEITCHFIELD City/Muni/Twp: LEITCHFIELD

3	.54Mi.	**109 CENTRAL AVE** **LEITCHFIELD, KY 42754-2009**	03/02/2026	$180,000	//	11,238 SF

APN: 083-07-00-060 Document #: 1779662
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 79-81 Subdivision: MEADOW LAWN MapRef: MB 35 PG 53 Abbreviated Description: Lot:79-81 Subdivision:MEADOW LAWN Map Ref:MB 35 PG 53City/Muni/Twp:LEITCHFIELD City/Muni/Twp: LEITCHFIELD

4	.74Mi.	**908 CARSON DR** **LEITCHFIELD, KY 42754-2079**	01/20/2026	$126,500	//	15,682 SF

APN: 083-05-00-037 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal:

5	1.01Mi.	**211 PEARL ST** **LEITCHFIELD, KY 42754-1717**	01/09/2026	$25,000	//	SF

APN: 083-08-04-026 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 25 Block: 48 Subdivision: ROGERS ADDITION MapRef: MB 281 PG 159 Abbreviated Description: Lot:25 Block:48 Subdivision:ROGERS ADDITION Map Ref:MB 281 PG 159Abbreviated Description:PORITON LOT25 City/Muni/Twp:LEITCHFIELD City/Muni/Twp: LEITCHFIELD

6	1.28Mi.	**409 HARDIN ST** **LEITCHFIELD, KY 42754-1613**	12/04/2025	$75,000	//	SF

APN: 083-09-27-007 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 13&12 Subdivision: RODGERS ADDITION MapRef: MB 546 PG 254 Abbreviated Description: Lot:13&12 Subdivision:RODGERS ADDITION Map Ref:MB 546 PG 254City/Muni/Twp:LEITCHFIELD City/Muni/Twp: LEITCHFIELD

7	1.31Mi.	**695 JOHNSON ST** **LEITCHFIELD, KY 42754-1629**	11/26/2025	$195,000	//	14,375 SF

APN: 092-03-00-017 Document #: 1775775
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 42 Subdivision: PARKLAND SUBDIVISION MapRef: MB 83 PG 211 Abbreviated Description: Lot:42 Subdivision:PARKLAND SUBDIVISION Map Ref:MB 83 PG 211City/Muni/Twp:LEITCHFIELD City/Muni/Twp: LEITCHFIELD

8	.62Mi.	**1202 BRANDENBURG RD** **LEITCHFIELD, KY 42754-1802**	11/20/2025	$179,000	//	7,405 SF

APN: 083-08-01-014 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1-4 Subdivision: MEADOW LAWN SUBDIVISION Abbreviated Description: Lot:1-4 Subdivision:MEADOW LAWN SUBDIVISION City/Muni/Twp:LEITCHFIELD City/Muni/Twp: LEITCHFIELD

9	.56Mi.	**212 GOFF DR** **LEITCHFIELD, KY 42754-2022**	10/09/2025	$76,000	//	12,327 SF

APN: 083-07-00-105 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal:

10	.38Mi.	**1410 SYCAMORE LN** **LEITCHFIELD, KY 42754-1930**	09/16/2025	$187,000	//	SF

APN: 083-04-00-035 Document #: 1771881
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 67 Subdivision: CAVE MILL HEIGHTS SUBDIVISION MapRef: MB 106 PG 277 Abbreviated Description: Lot:67 Subdivision:CAVE MILL HEIGHTS SUBDIVISION Map Ref:MB 106 PG 277

11	1.25Mi.	**101 N MEADOWVIEW DR** **LEITCHFIELD, KY 42754-**	09/09/2025	$285,000	//	40,075 SF

APN: WALNUT H-016 Document #: 1771445
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 16 Subdivision: WALNUT HILL ESTATES MapRef: CAB 1 SL 246 Abbreviated Description: Lot:16 Subdivision:WALNUT HILL ESTATES Map Ref:CAB 1 SL 246

12	.36Mi.	**1428 MILAN CT** **LEITCHFIELD, KY 42754-1908**	08/25/2025	$154,000	//	10,890 SF

APN: FAIRVIEW-006 Document #: 1770753
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 6 Subdivision: FAIRVIEW ESTATES SUBDIVISION MapRef: CAB 1 SL 480 Abbreviated Description: Lot:6 Subdivision:FAIRVIEW ESTATES SUBDIVISION Map Ref:CAB 1 SL 480

13	.52Mi.	**208 CENTRAL AVE** **LEITCHFIELD, KY 42754-2012**	08/15/2025	$82,343	//	7,144 SF

APN: 083-07-00-073 Document #: 1770243
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 114&115 Subdivision: MEADOW LAWN MapRef: CAB 1 SL 71-89 Abbreviated Description: Lot:114&115 Subdivision:MEADOW LAWN Map Ref:CAB 1 SL 71-89City/Muni/Twp:LEITCHFIELD City/Muni/Twp: LEITCHFIELD

14	.81Mi.	**1308 KIPER DR** **LEITCHFIELD, KY 42754-1735**	08/11/2025	$125,000	//	14,854 SF

APN: 083-08-03-038 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 30 Subdivision: KIPER SUBDIVSION MapRef: CAB 1 SL 44 Abbreviated Description: Lot:30 Subdivision:KIPER SUBDIVSION Map Ref:CAB 1 SL 44City/Muni/Twp:LEITCHFIELD City/Muni/Twp: LEITCHFIELD

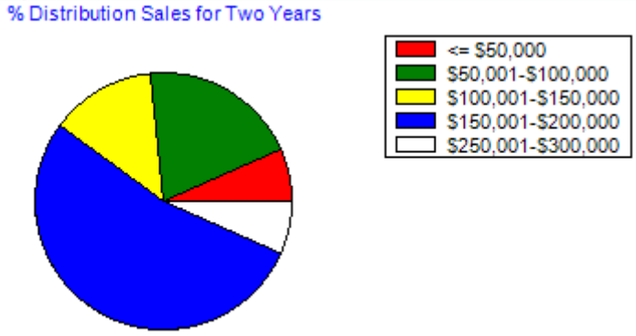
15	1.3Mi.	**402 EMBRY VILLA DR** **LEITCHFIELD, KY 42754-1674**	07/29/2025	$197,497	//	SF

APN: 083-08-08-011 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 14 Subdivision: EMBRY VILLA SUBDIVISION MapRef: MB 1 PG 37 Abbreviated Description: Lot:14 Subdivision:EMBRY VILLA SUBDIVISION Map Ref:MB 1 PG 37City/Muni/Twp:LEITCHFIELD City/Muni/Twp: LEITCHFIELD

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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.

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.	**1608 ANGELA WAY**	**05/31/2024**	$180,000	$180,000				9,060 SF	
.02Mi.	**1606 ANGELA WAY**	**11/09/2016**	$87,000	$87,000				8,843 SF	
.02Mi.	**1610 ANGELA WAY**	**01/01/1992**	$68,000	$68,000				9,104 SF	
.02Mi.	**1607 ALLISON WAY**	**01/01/1992**	$77,000	$77,000				9,148 SF	
.02Mi.	**1609 ALLISON WAY**	**01/01/1992**	$68,000	$68,000				9,104 SF	
.03Mi.	**1605 ALLISON WAY**	**12/01/1999**	$81,000	$81,000				8,799 SF	
.03Mi.	**1607 ANGELA WAY**	**02/07/2019**	$75,000	$75,000				9,191 SF	
.03Mi.	**1605 ANGELA WAY**	**08/09/2024**	$189,000	$189,000				9,278 SF	
.03Mi.	**1612 ANGELA WAY**	**04/01/1998**	$73,500	$73,500				8,930 SF	
.04Mi.	**1609 ANGELA WAY**	**03/04/2022**	$86,000	$86,000				9,453 SF	
.04Mi.	**1611 ALLISON WAY**	**11/06/2019**	$112,000	$112,000				9,060 SF	
.05Mi.	**1608 ALLISON WAY**		$68,000	$68,000				9,104 SF	
.05Mi.	**1610 ALLISON WAY**	**10/16/2020**	$81,500	$81,500				9,017 SF	
.05Mi.	**205 HILLVIEW DR**	**03/01/2000**	$85,000	$85,000				15,682 SF	
.05Mi.	**500 ABBY LN**	**01/01/1992**	$86,000	$86,000				8,799 SF	
.05Mi.	**1614 ANGELA WAY**	**06/21/2024**	$183,500	$183,500				9,322 SF	

Rent vs. Own

Households Occupied by Renters:	20%	Households Occupied by Owners:	65%

Demographics & Income

Median Age:	39.7 years old	Households:	6,307
Median Household Income:	$47,997	Households w/Family:	62%
Household Income Per Capita:	$28,442	Households w/Family Married:	46%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	Grayson County School District	Students:	4,030
Number of Schools:	9	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.71Mi.	**Grayson County High School** Number of Students: 1,180 Student-Teacher Ratio: 16.62 Advanced Placement: Yes	C	Public	9 - 12
1.54Mi.	**H W Wilkey Elementary School** Number of Students: 504 Student-Teacher Ratio: 17.23	C+	Public	PK - 5
1.56Mi.	**Grayson County Middle School** Number of Students: 837 Student-Teacher Ratio: 15.5	A	Public	6 - 8

ICE SiteX Report

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Flood Report

The Subject Property of **1608 ANGELA WAY, LEITCHFIELD, KY 42754-1843** 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	107%	SIMILAR
BURGLARY	104%	SIMILAR
MOTOR VEHICLE THEFT	111%	HIGHER
FORCIBLE ROBBERY	108%	SIMILAR
AGGRAVATED ASSAULT	100%	SIMILAR
FORCIBLE RAPE	117%	HIGHER
MURDER	107%	SIMILAR
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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