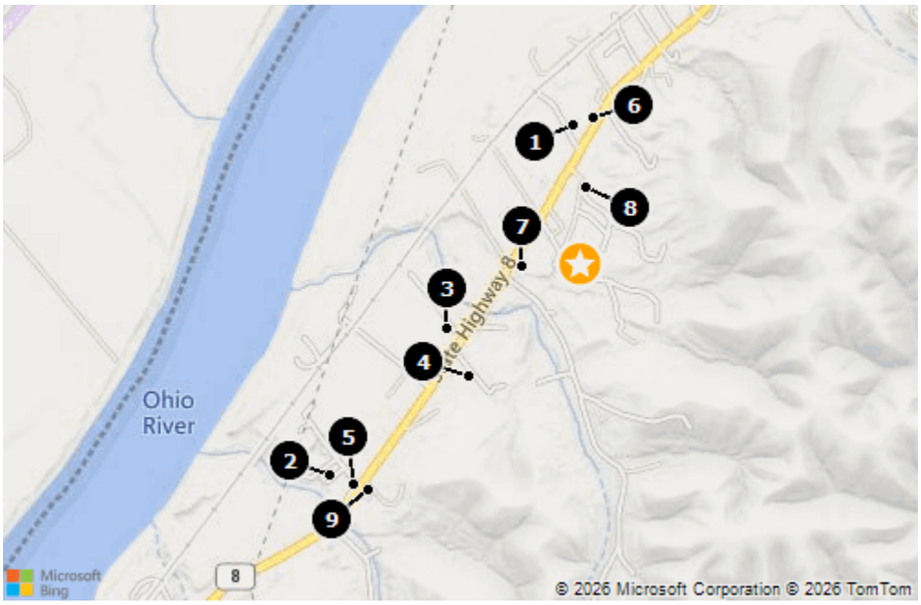
ICE SiteX Report

OrderID: 96831582

SiteX Property Information Report



Subject Property Location

195 LAUGHLIN HOLW, SOUTH PORTSMOUTH, KY 41174-8910

County:	**GREENUP KY**	Census Tract:	210890406.002008
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	036-20-03-015.00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$163,000**	FSD:	10	Common Confidence Score:	62
Value Range:	$146,700 - $179,300	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$25,000	Market Land Value:	$25,000	Tax Year:	2025
Assd Improvement:	$128,900	Market Improvment Value:	$128,900	Total Taxable Value:	$2,622
Total Assessed Value:	$153,900	Total Assessor Market Value:	$153,900	Delinquent Year:	
				Tax Account ID:	50891
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 11 Tract No: 1
Abbreviated Description: ST RT 8 TR 1 2 AC M/L & TR 2 .471 AC

Property Characteristics

Lot Size:	2.000 AC	Bedrooms:	2	Pool:	
Building Area:		Baths:	1	Fireplace:	
Year Built:	1932	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	2	Number of Cars:		A/C:	Central
Style:		Basement:	No	Roof Cover:	Metal
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/06/2024	Sales Price:	$153,900
Document #:	628932 BK-PG D674 -500	Type of Sale:	Full Amount on Deed
Contract Date:	02/29/2024		
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/29/2024	Sales Price:	$153,900
Document #:	BK-PG 674 -500	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

District: 11 Tract No: 1
Abbreviated Description: ST RT 8 TR 1 2 AC M/L & TR 2 .471 AC

Prior Transfer

Recording Date:	01/13/2020	Sales Price:	$77,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

ICE SiteX Report

OrderID: 96831582

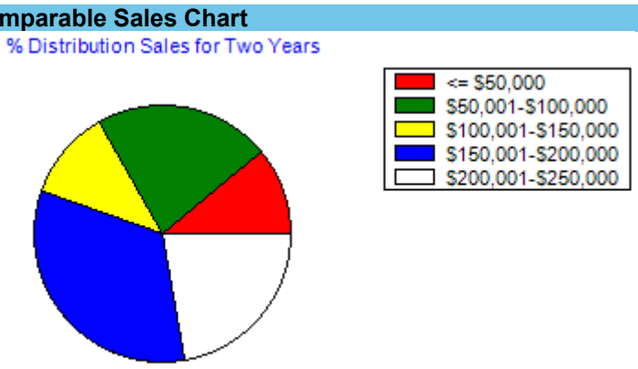
Area Sales Analysis

Total Area Sales	$1,232,100	Median # of Bedrooms	3
Median Lot Size	11,761 SF	Median # of Baths	1
Median Living Area	1,680 SF	Median Year Built	1980
Price Range - 2 Yrs	$13,000 to $240,000	Age Range	4 years to 76 years
Median Value	$154,000	Median Age	46 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.34Mi.	**714 BENTLEY LN** **SOUTH PORTSMOUTH, KY 41174-**	12/22/2025	$13,000	$14	908	/3/1		13,068 SF	
		APN: 036-10-01-010.00 Document #: 682112 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
2	.84Mi.	**40 BOYD LN** **SOUTH PORTSMOUTH, KY 41174-9110**	09/09/2025	$175,000	$104	1680	/3/2	2022	10,454 SF	
		APN: 022-00-00-009.00 Document #: 673182 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Block: 1 Subdivision: COLONIAL PARK SUBDIVISION MapRef: MB 3 PG 155 Abbreviated Description: Lot:10 Block:1 Subdivision:COLONIAL PARK SUBDIVISION Map Ref:MB 3 PG 155								
3	.38Mi.	**47 UNDERWOOD LN** **SOUTH PORTSMOUTH, KY 41174-8999**	08/04/2025	$60,000	$33	1768	/3/1	1980	20,909 SF	
		APN: 036-20-01-021.00 Document #: 664787 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
4	.39Mi.	**74 DELANO LN** **SOUTH PORTSMOUTH, KY 41174-9106**	07/30/2025	$140,000	$83	1680	//		11,761 SF	
		APN: 036-20-02-016.01 Document #: 664469 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
5	.8Mi.	**6 ASHLAND LN** **SOUTH PORTSMOUTH, KY 41174-8892**	06/25/2025	$158,000	$113	1392	/3/2	1971	SF	
		APN: 022-00-00-005.00 Document #: 661661 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: 1 Subdivision: COLONIAL PARK SUBDIVISION Abbreviated Description: Lot:1 Block:1 Subdivision:COLONIAL PARK SUBDIVISION								
6	.39Mi.	**1582 STATE ROUTE 8** **SOUTH PORTSMOUTH, KY 41174-8984**	06/03/2025	$90,100	$78	1152	/4/1	1950	13,504 SF	
		APN: 036-10-01-021.00 Document #: 660204 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
7	.15Mi.	**2005 STATE ROUTE 8** **SOUTH PORTSMOUTH, KY 41174-8989**	04/07/2025	$154,000	$91	1680	/3/2	1980	50,094 SF	
		APN: 036-20-03-009.00 Document #: 655456 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
8	.11Mi.	**63 EVANS RD** **SOUTH PORTSMOUTH, KY 41174-9043**	11/25/2024	$240,000	$127	1882	//	2001	SF	
		APN: 036-10-02-015.01 Document #: 646454 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
9	.78Mi.	**2679 STATE ROUTE 8** **SOUTH PORTSMOUTH, KY 41174-7000**	10/10/2024	$202,000	$121	1664	/3/2	1986	SF	
		APN: 036-20-02-001.00 Document #: 643265 Document Type: Price Code: D Land Use: Single Family Residential Legal:								

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: 96831582

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.	**195 LAUGHLIN HOLW**	**02/29/2024**	$153,900	$153,900		/2/1	1932	2 SF	
.05Mi.	**176 EVANS RD**	**01/31/2024**	$35,000	$35,000	832	/1/1	1947	10,019 SF	
.06Mi.	**KELLEN HOLW**	**10/01/1994**	$55,300	$55,300	1,456	/4/1	1979	1 SF	
.07Mi.	**198 LAUGHLIN HOLW**		$57,040	$57,040	1,344	/2/2	1976	1 SF	
.08Mi.	**82 REAGAN DR**	**02/01/1999**	$114,232	$114,232	1,932	/3/2	2001	32,670 SF	
.09Mi.	**161 EVANS RD**	**08/22/2022**	$35,075	$35,075		/2/1	1940		
.09Mi.	**182 VALLEY VIEW LN**	**08/12/2020**	$330,000	$330,000	2,234	/3/2	2012		
.1Mi.	**330 LAUGHLIN HOLW**		$31,500	$31,500	1,320			1 SF	
.11Mi.	**63 EVANS RD**	**09/30/2024**	$240,000	$240,000	1,882		2001		
.11Mi.	**103 REAGAN DR**	**03/18/2005**	$129,500	$129,500	1,755	/3/2	2004	19,166 SF	
.13Mi.	**1903 STATE ROUTE 8**		$46,300	$46,300	1,460		1955	20,038 SF	
.13Mi.	**200 VALLEY VIEW LN**	**10/23/2009**	$201,200	$201,200	2,272	/3/2	2010		
.13Mi.	**105 KILLEN HOLW**		$74,632	$74,632	1,320		1987	1 SF	AboveGround
.13Mi.	**1893 STATE ROUTE 8**	**05/23/2016**	$32,188	$32,188	1,080		1950	10,454 SF	
.13Mi.	**104 REAGAN DR**	**09/29/2017**	$157,000	$157,000	1,945		2001		
.14Mi.	**73 HELEN RD**		$22,688	$22,688	1,192	/3/1	1950	1 SF	

Rent vs. Own

Households Occupied by Renters:	15%	Households Occupied by Owners:	73%

Demographics & Income

Median Age:	41.3 years old	Households:	363
Median Household Income:	$49,056	Households w/Family:	76%
Household Income Per Capita:	$38,169	Households w/Family Married:	61%
Most Common Education Level:	High School Graduate	Households w/Family Children:	34%

School District

School District Zone:	Greenup County School District	Students:	2,779
Number of Schools:	7	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.13Mi.	**McKell Elementary School** Number of Students: 481 Student-Teacher Ratio: 14.94	C	Public	PK - 5
9.97Mi.	**Greenup County High School** Number of Students: 905 Student-Teacher Ratio: 19.67 Advanced Placement: Yes	B	Public	9 - 12
4.14Mi.	**McKell Middle School** Number of Students: 351 Student-Teacher Ratio: 14.94	B-	Public	6 - 8

Flood Report

The Subject Property of **195 LAUGHLIN HOLW, SOUTH PORTSMOUTH, KY 41174-8910** 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	134%	NOTABLY HIGHER
BURGLARY	165%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	128%	HIGHER
FORCIBLE ROBBERY	157%	NOTABLY HIGHER
AGGRAVATED ASSAULT	96%	SIMILAR
FORCIBLE RAPE	126%	HIGHER
MURDER	128%	HIGHER
OVERALL	105%	SIMILAR

Disaster Alerts

4/2/2024 - Severe Storm, Tornados 5/21/2024 - Severe Storm, Tornados 9/27/2024 - Hurricane Helene 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: 96831582

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