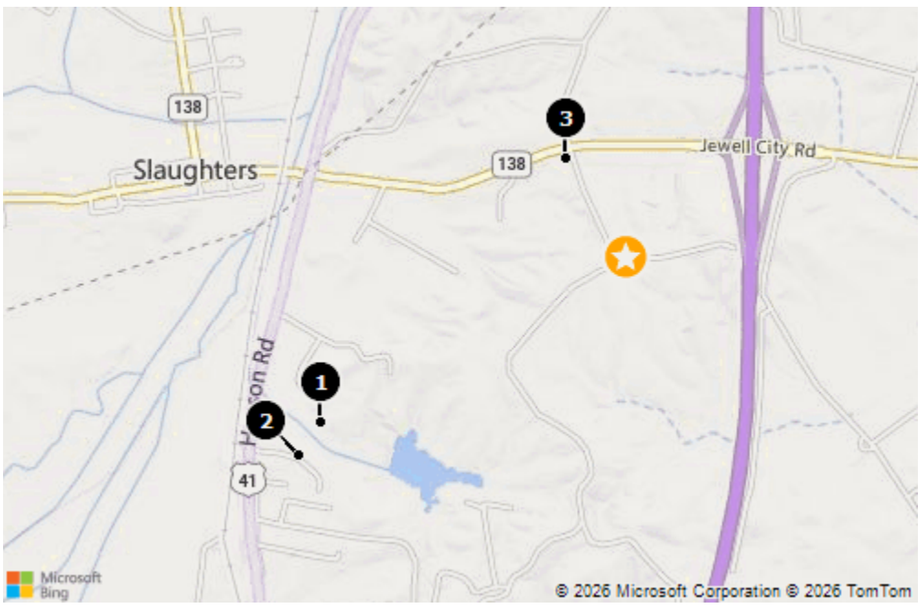
ICE SiteX Report

OrderID: 97971115

SiteX Property Information Report



Subject Property Location

20 ZACHARY SPUR RD, SLAUGHTERS, KY 42456-9653

County:	**HOPKINS KY**	Census Tract:	211079701.002005
Property Use:	Single Family Residential (Assumed)	Zoning:	
Parcel Number:	MAP-87-42	Thomas Bros Pg-Grid:	

Valuation

Value:	**$109,000**	FSD:	18	Common Confidence Score:	37
Value Range:	$89,380 - $128,620	ICE Confidence Score:	82		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:		Tax Year:	2025
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$1,028
Total Assessed Value:	$98,500	Total Assessor Market Value:	$98,500	Delinquent Year:	
				Tax Account ID:	58835
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 1
City/Muni/Twp: COUNTY

Property Characteristics

Lot Size:	1.500 AC	Bedrooms:		Pool:	
Building Area:	1420 SF	Baths:		Fireplace:	
Year Built:	1961	Partial Baths:		Type Const:	Block
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	None	Heating:	Forced Air
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Block	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	02/05/2025	Loan Amount:	N/A
Document #:	2025001124 BK-PG MTG 1470-635	Loan Type:	FHA
TD Due Date:	07/01/2052	Type Finance:	
Legal Description:			

Mortgage Record

Recording Date:	05/04/2023	Loan Amount:	N/A
Document #:	2023004362 BK-PG MTG 1409-76	Loan Type:	FHA
TD Due Date:	07/01/2052	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	07/11/2022	Sales Price:	N/A
Document #:	2022007766 BK-PG 1329-98	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/22/2022	Sales Price:	$98,500
Document #:	2022007079 BK-PG DEED 804 -715	Type of Sale:	Full Amount on Deed
Contract Date:	06/21/2022		
Document Type:			
Legal Description:			

ICE SiteX Report

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Prior Transfer

Recording Date:	07/12/2021	Sales Price:	N/A
Document #:	2021008022 BK-PG 1191-414	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/02/2021	Sales Price:	$65,000
Document #:	2021007691 BK-PG 794 -196	Type of Sale:	Full Amount on Deed
Contract Date:	06/04/2021		
Document Type:			

Legal Description:

City/Muni/Twp: SLAUGHTERS

Mortgage Record

Recording Date:	08/07/2017	Loan Amount:	N/A
Document #:	2017008603 BK-PG 1191-414	Loan Type:	Commercial
TD Due Date:	07/24/2047	Type Finance:	

Legal Description:

Mortgage Record

Recording Date:	05/13/2013	Loan Amount:	N/A
Document #:	2013006437 BK-PG 1074-544	Loan Type:	Unknown
TD Due Date:	05/03/2043	Type Finance:	VAR

Legal Description:

City/Muni/Twp: SLAUGHTERS

Prior Transfer

Recording Date:	03/28/2013	Sales Price:	N/A
Document #:	2013004273 BK-PG DEED 717 -659	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	03/19/2013		
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/05/2012	Sales Price:	N/A
Document #:	2012014624 BK-PG 1004-120	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/01/2010	Sales Price:	N/A
Document #:	2010014614 BK-PG 0940-026	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/19/2010	Loan Amount:	N/A
Document #:	2010014158 BK-PG 1004-120	Loan Type:	Credit Line (Revolving)
TD Due Date:	11/09/2011	Type Finance:	VAR

Legal Description:

Prior Transfer

Recording Date:	04/29/2009	Sales Price:	N/A
Document #:	2009004845 BK-PG 0914-001	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/10/2008	Loan Amount:	N/A
Document #:	2008503490 BK-PG 0940-026	Loan Type:	Unknown
TD Due Date:	09/03/2018	Type Finance:	VAR

Legal Description:

City/Muni/Twp: SLAUGHTERS

Prior Transfer

Recording Date:	12/14/2007	Sales Price:	N/A
Document #:	2007438166 BK-PG 888-323	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/26/2007	Loan Amount:	N/A
Document #:	2007437597 BK-PG 0914-001	Loan Type:	Unknown
TD Due Date:	11/16/2037	Type Finance:	VAR

Legal Description:

Mortgage Record

Recording Date:	03/30/2007	Loan Amount:	N/A
Document #:	2007429058 BK-PG 0888-323	Loan Type:	Unknown
TD Due Date:	12/23/2007	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG 804 -715	Type of Sale:	Per Assessor Transaction History

ICE SiteX Report

OrderID: 97971115

Document Type:
Legal Description:
District: 1
City/Muni/Twp: COUNTY

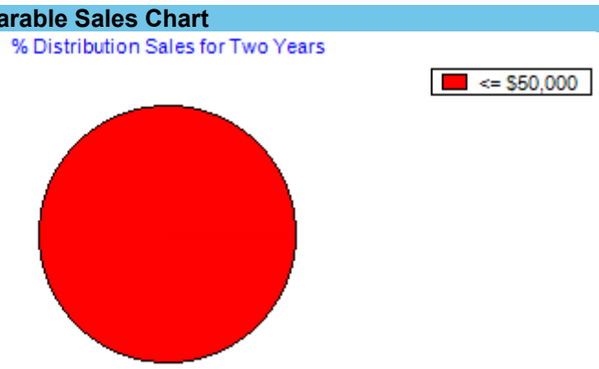
Area Sales Analysis

Total Area Sales	$304,000	Median # of Bedrooms	
Median Lot Size	43,560 SF	Median # of Baths	
Median Living Area	1,392 SF	Median Year Built	1980
Price Range - 2 Yrs	$3,000 to $275,000	Age Range	36 years to 55 years
Median Value	$26,000	Median Age	46 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.09Mi.	**11880 HANSON RD** **SLAUGHTERS, KY 42456-** APN: GHILLS-1-2-3 Document #: 2026002286 Document Type: Price Code: D Land Use: Single Family Residential (Assumed) Legal:	03/11/2026	$26,000	$13	1992	//		129,809 SF	
2	.97Mi.	**120 RAIL LAKE DR** **SLAUGHTERS, KY 42456-9607** APN: GHILLS-1-101 Document #: 2026001451 Document Type: Price Code: D Land Use: Single Family Residential (Assumed) Legal:	02/17/2026	$275,000	$197	1392	/3/2	1971	30,492 SF	AboveGround
3	.3Mi.	**665 JEWELL CITY RD** **SLAUGHTERS, KY 42456-9631** APN: MAP-87-50 Document #: 2025002961 Document Type: Price Code: D Land Use: Single Family Residential (Assumed) Legal: Tract No: 3 Abbreviated Description: Tract No:3	04/01/2025	$3,000	$2	1352	//	1990	43,560 SF	

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

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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.	**20 ZACHARY SPUR RD**		$98,500	$98,500	1,420	6//	1961	2 SF	
.07Mi.	**110 ZACHARY SPUR**		$35,800	$35,800	1,680		1976	1 SF	AboveGround
.08Mi.	**SLAUGHTERS LAKE RD**		$2,900	$2,900				1 SF	
.08Mi.	**3440 SLAUGHTERS LAKE RD**		$135,000	$135,000	800		1976	5 SF	
.09Mi.	**3370 SLAUGHTERS LAKE RD**		$116,500	$116,500	1,380		1972	4 SF	
.1Mi.	**3560 SLAUGHTERS LAKE RD**		$22,100	$22,100	960		1991	1 SF	
.12Mi.	**3566 SLAUGHTERS LAKE RD**		$30,900	$30,900				13,068 SF	
.13Mi.	**155 ZACHARY SPUR**		$61,400	$61,400	1,140		1968	2 SF	
.14Mi.	**3574 SLAUGHTERS LAKE RD**		$5,000	$5,000	1,164	4//	1921		
.18Mi.	**3608 SLAUGHTERS LAKE RD**		$39,800	$39,800	1,300	/3/1		1 SF	
.19Mi.	**799 JEWELL CITY RD**		$27,200	$27,200	1,800		2002	2 SF	
.25Mi.	**795 JEWELL CITY RD**		$85,600	$85,600	1,056	4/1/1	1991	2 SF	
.25Mi.	**3205 SLAUGHTERS LAKE RD**		$98,000	$98,000	1,200		1978	22,216 SF	
.25Mi.	**3156 SLAUGHTERS LAKE RD**		$48,900	$48,900			2004	2 SF	
.26Mi.	**3669 SLAUGHTERS LAKE RD**		$11,300	$11,300	1,200		1971	30,056 SF	Yes
.27Mi.	**3696 SLAUGHTERS LAKE RD**		$32,200	$32,200	1,440	/3/2	1983	19,602 SF	

Rent vs. Own

Households Occupied by Renters:	23%	Households Occupied by Owners:	70%

Demographics & Income

Median Age:	42.5 years old	Households:	669
Median Household Income:	$67,998	Households w/Family:	77%
Household Income Per Capita:	$30,664	Households w/Family Married:	64%
Most Common Education Level:	High School Graduate	Households w/Family Children:	22%

School District

School District Zone:	Hopkins County School District	Students:	6,265
Number of Schools:	18	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
7.31Mi.	**Madisonville North Hopkins High School** Number of Students: 1,023 Student-Teacher Ratio: 16.39 Advanced Placement: Yes	A-	Public	9 - 12
4.78Mi.	**Hanson Elementary School** Number of Students: 532 Student-Teacher Ratio: 16.13	A-	Public	PK - 5
10.58Mi.	**James Madison Middle School** Number of Students: 466 Student-Teacher Ratio: 18.46	B-	Public	6 - 8

Flood Report

The Subject Property of **20 ZACHARY SPUR RD, SLAUGHTERS, KY 42456-9653** 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	38%	SIGNIFICANTLY LOWER
BURGLARY	119%	HIGHER
MOTOR VEHICLE THEFT	40%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	136%	NOTABLY HIGHER
AGGRAVATED ASSAULT	85%	LOWER
FORCIBLE RAPE	103%	SIMILAR
MURDER	100%	SIMILAR
OVERALL	89%	LOWER

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Disaster Alerts

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

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