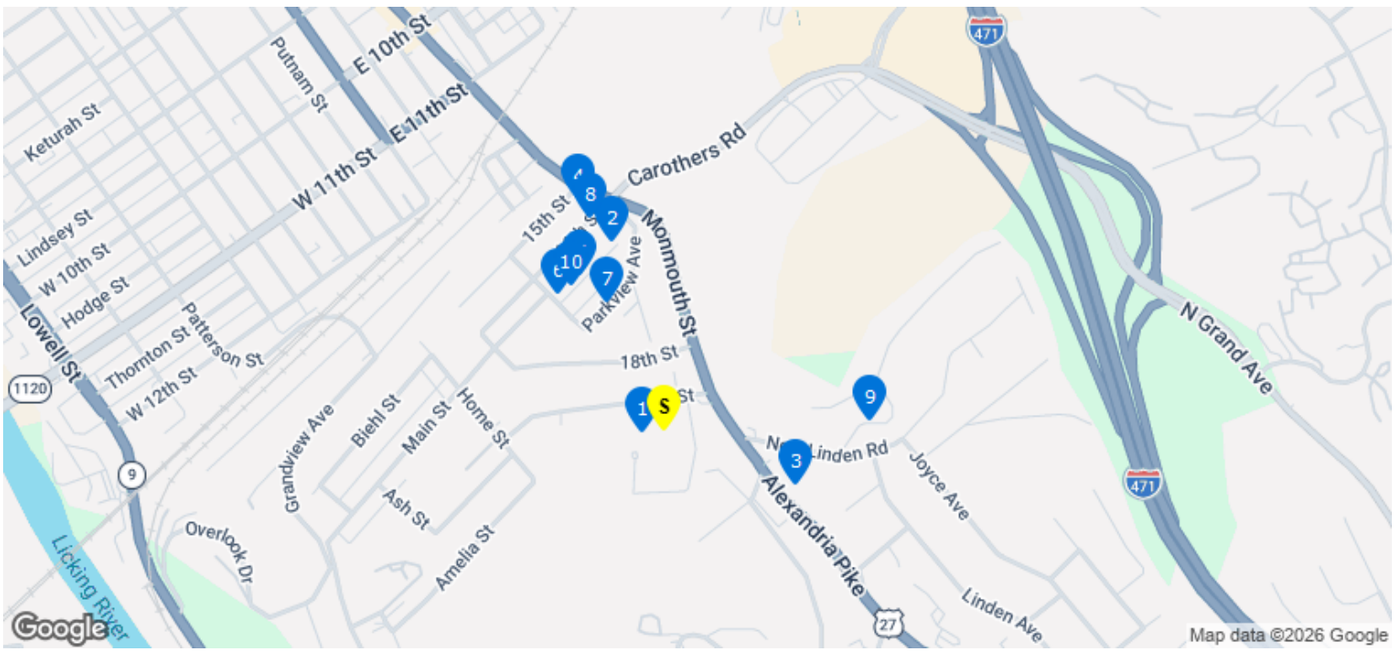
# ICE SiteX Report

**OrderID: 98761698**

## SiteX Property Information Report




## Subject Property Location

### 26 19TH ST, NEWPORT, KY 41071-2704

| | | | |
|---|---|---|---|
| County: | **CAMPBELL KY** | Census Tract: | 0525.00 |
| Property Use: | Single Family Residential | Zoning: | |
| Parcel Number: | 999-99-03-990.00 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$158,000** | FSD: | 10 | Common Confidence Score: | 75 |
| Value Range: | $142,200 - $173,800 | ICE Confidence Score: | 90 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2025 | Market Value Year: | 2025 | Tax Rate Code Area: | |
| Assd Land Value: | $20,000 | Market Land Value: | $20,000 | Tax Year: | 2025 |
| Assd Improvement: | $142,600 | Market Improvment Value: | $142,600 | Total Taxable Value: | $600 |
| Total Assessed Value: | $162,600 | Total Assessor Market Value: | $162,600 | Delinquent Year: | |
| | | | | Tax Account ID: | |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | |

## Assessment Legal Description

Block: B District: 30 Subdivision: SUMMER HILL - HOOPER

| | |
|---|---|
| Abbreviated Description: | 27 BLK B SUMMER HL 33.4 X 150 |
| City/Muni/Twp: | NEWPORT |

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 5,010 SF | Bedrooms: | 3 | Pool: | |
| Building Area: | 1153 SF | Baths: | 1 | Fireplace: | |
| Year Built: | 1901 | Partial Baths: | | Type Const: | |
| Number of Buildings: | | Number of Rooms: | | Ext Walls: | Brick |
| Number of Units: | | Garage Type: | | Heating: | Forced air unit |
| Number of Stories: | 1.5+B | Number of Cars: | | A/C: | Central |
| Style: | | Basement: | Basement (not specified) | Roof Cover: | Composition Shingle |
| | | Foundation: | | Elevator: | |

## Subject Property Deed/Transfer History

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 12/10/2025 | Sales Price: | N/A |
| Document #: | 6010158 BK-PG M2324-612 | Type of Sale: | |
| Document Type: | Assignment | | |
| **Legal Description:** | | | |

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 01/18/2022 | Sales Price: | N/A |
| Document #: | 5147166 BK-PG 1991-352 | Type of Sale: | |
| Document Type: | Release | | |
| **Legal Description:** | | | |

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 12/29/2021 | Loan Amount: | N/A |
| Document #: | 5146217 BK-PG - | Loan Type: | FHA (Federal Housing Admin.) |
| Contract Date: | 12/20/2021 | | |
| TD Due Date: | 01/01/2052 | Type Finance: | |

**Legal Description:**
Block: B Subdivision: BERRYS SUMMER HILL ADDITION Map Ref: MB 56 PG 202
City/Muni/Twp: NEWPORT

# ICE SiteX Report

**OrderID: 98761698**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 12/29/2021 | Sales Price: | $138,000 |
| Document #: | 5146216 BK-PG D833-361 | Type of Sale: | Arms-Length Transfer |
| Contract Date: | 12/20/2021 | | |
| Document Type: | Deed | | |

**Legal Description:**
Block: B Subdivision: BERRYS SUMMER HILL ADDITION Map Ref: MB 56 PG 202
City/Muni/Twp: NEWPORT

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 12/20/2021 | Sales Price: | $138,000 |
| Document #: | BK-PG 833-361 | Type of Sale: | Per Assessor |
| Document Type: | Deed | | |

**Legal Description:**
Block: B District: 30 Subdivision: SUMMER HILL - HOOPER
Abbreviated Description: 27 BLK B SUMMER HL 33.4 X 150
City/Muni/Twp: NEWPORT

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 08/05/2019 | Sales Price: | N/A |
| Document #: | 5095147 BK-PG 1991-352 | Type of Sale: | |
| Document Type: | Assignment | | |

**Legal Description:**

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 01/15/2014 | Loan Amount: | N/A |
| Document #: | 14 01 15 019 00052 BK-PG 1991-352 | Loan Type: | Conventional |
| Contract Date: | 08/27/2013 | | |
| TD Due Date: | 09/01/2038 | Type Finance: | |

**Legal Description:**
Block: B Subdivision: BERRYS SUMMERS HILL ADDITION Map Ref: 0
City/Muni/Twp: NEWPORT

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 01/15/2014 | Sales Price: | N/A |
| Document #: | 14 01 15 019 00051 BK-PG 0757-428 | Type of Sale: | Non Arms-Length Transfer |
| Contract Date: | 08/30/2013 | | |
| Document Type: | Deed | | |

**Legal Description:**
Block: B Subdivision: BERRYS SUMMER HILL ADDITION Map Ref: DD56 PG202
City/Muni/Twp: NEWPORT

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 09/23/2013 | Sales Price: | N/A |
| Document #: | 13 09 23 019 00063 BK-PG 1719-198 | Type of Sale: | |
| Document Type: | Release | | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 09/10/2007 | Sales Price: | N/A |
| Document #: | 07 09 10 019 00095 BK-PG 1709-0064 | Type of Sale: | |
| Document Type: | Release | | |

**Legal Description:**

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 07/20/2007 | Loan Amount: | N/A |
| Document #: | 07 07 20 019 00168 BK-PG 1719-198 | Loan Type: | Conventional |
| Contract Date: | 07/17/2007 | | |
| TD Due Date: | 08/01/2037 | Type Finance: | |

**Legal Description:**
Block: B Subdivision: BERRYS SUMMER HILL ADDITION Map Ref: 0
City/Muni/Twp: NEWPORT

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 05/11/2007 | Loan Amount: | N/A |
| Document #: | 07 05 11 019 00033 BK-PG 1709-064 | Loan Type: | Building or Construction Loan |
| Contract Date: | 04/12/2007 | | |
| TD Due Date: | 10/12/2007 | Type Finance: | VAR |

**Legal Description:**
Block: B Subdivision: BERRYS SUMMER HILL ADDITION Map Ref: 0
City/Muni/Twp: NEWPORT

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 03/02/2007 | Sales Price: | $49,600 |
| Document #: | 07 03 02 019 00029 BK-PG 0704-427 | Type of Sale: | Arms-Length Transfer |
| Contract Date: | 02/28/2007 | | |
| Document Type: | Deed | | |

**Legal Description:**
Block: B Subdivision: BERRYS SUMMER HILL ADDITION Map Ref: MB56 PG202
City/Muni/Twp: NEWPORT

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 11/13/2001 | Loan Amount: | N/A |
| Document #: | BK-PG - | Loan Type: | Conventional |
| Contract Date: | 11/13/2001 | | |
| TD Due Date: | 11/13/2031 | Type Finance: | |

**Legal Description:**
Abbreviated Description: SUMMER HILL LOT 27 NEWPORT SD

# ICE SiteX Report

**OrderID: 98761698**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 11/13/2001 | Sales Price: | $46,000 |
| Document #: | BK-PG - | Type of Sale: | Arms-Length Transfer |
| Contract Date: | 11/13/2001 | | |
| Document Type: | Deed | | |

**Legal Description:**
Abbreviated Description: SUMMER HILL LOT 27 NEWPORT SD

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 10/18/2000 | Loan Amount: | N/A |
| Document #: | BK-PG - | Loan Type: | Conventional |
| Contract Date: | 10/18/2000 | | |
| TD Due Date: | 10/18/2015 | Type Finance: | Fixed Rate |

**Legal Description:**
Abbreviated Description: SUMMER HILL ADD LOT 27 NEWPORT SD

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 10/18/2000 | Sales Price: | $43,000 |
| Document #: | BK-PG - | Type of Sale: | Arms-Length Transfer |
| Contract Date: | 10/18/2000 | | |
| Document Type: | Deed | | |

**Legal Description:**
Abbreviated Description: SUMMER HILL ADD LOT 27 NEWPORT SD

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $2,212,900 | Median # of Bedrooms | 2 |
| Median Lot Size | 3,563 SF | Median # of Baths | 1 |
| Median Living Area | 1,162 SF | Median Year Built | 1911 |
| Price Range - 2 Yrs | $150,000 to $330,000 | Age Range | 73 years to 121 years |
| Median Value | $226,750 | Median Age | 115 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .18Mi. | **65 PARKVIEW AVE**<br>**NEWPORT, KY 41071-2764** | 06/04/2026 | $182,500 | $184 | 990 | //1 | 1900 | 3,000 SF | |
| | | APN: 999-99-02-421.00 Document #: 6070755<br>Document Type: Warranty Deed Price Code: A<br>Land Use: Single Family Residential<br>Legal: Lot: 186 Subdivision: GLENN PARK LAND COMPANYS SUBDIVISION Abbreviated Description: Lot:186 Subdivision:GLENN PARK LAND COMPANYS SUBDIVISION City/Muni/Twp:NEWPORT City/Muni/Twp: NEWPORT | | | | | | | | |
| 2 | .2Mi. | **27 17TH ST**<br>**NEWPORT, KY 41071-2701** | 08/04/2026 | $76,900 | $59 | 1297 | /2/1 | 1910 | 3,000 SF | |
| | | APN: 999-99-00-264.00 Document #: 6249931<br>Document Type: Warranty Deed Price Code: A<br>Land Use: Single Family Residential<br>Legal: Lot: 92 Subdivision: GLENN PARK LAND COMPANYS SUBDIVISION MapRef: MB 1 PG 13 Abbreviated Description: Lot:92 Subdivision:GLENN PARK LAND COMPANYS SUBDIVISION Map Ref:MB 1 PG 13City/Muni/Twp:NEWPORT City/Muni/Twp: NEWPORT | | | | | | | | |
| 3 | .22Mi. | **2102 MONMOUTH ST**<br>**NEWPORT, KY 41071-3229** | 08/28/2026 | $1,434,564 | | | // | 1977 | SF | |
| | | APN: 999-99-05-785.00 Document #: 6255469<br>Document Type: Special Warranty Deed Price Code: A<br>Land Use: Commercial (General)<br>Legal: Lot: 4 Subdivision: CULBERTSON AND LAMBS MapRef: MB 56 PG 262 Abbreviated Description: Lot:4 Subdivision:CULBERTSON AND LAMBS Map Ref:MB 56 PG 262City/Muni/Twp:CLIFTON City/Muni/Twp: CLIFTON | | | | | | | | |
| 4 | .23Mi. | **64 16TH ST**<br>**NEWPORT, KY 41071-2328** | 08/18/2026 | $204,000 | $167 | 1220 | /3/1 | 1911 | 1,680 SF | |
| | | APN: 999-99-02-769.00 Document #: 6253277<br>Document Type: Warranty Deed Price Code: A<br>Land Use: Single Family Residential<br>Legal: Lot: 18&19 Block: E Subdivision: NEWPORT HEIGHTS MapRef: MB 56 PG 130 Abbreviated Description: Lot:18&19 Block:E Subdivision:NEWPORT HEIGHTS Map Ref:MB 56 PG 130 | | | | | | | | |
| 5 | .23Mi. | **7 PARKVIEW AVE**<br>**NEWPORT, KY 41071-2763** | 06/12/2026 | $259,900 | $186 | 1395 | /1/1 | 1925 | 9,000 SF | |
| | | APN: 999-99-01-404.00 Document #: 6137717<br>Document Type: Warranty Deed Price Code: A<br>Land Use: Single Family Residential<br>Legal: Lot: 49 MapRef: MB 1 PG 11 Abbreviated Description: Lot:49 Map Ref:MB 1 PG 11City/Muni/Twp:NEWPORT City/Muni/Twp: NEWPORT | | | | | | | | |
| 6 | .26Mi. | **8 PARKER RD**<br>**NEWPORT, KY 41071-2649** | 08/04/2026 | $285,000 | $223 | 1280 | /3/2 | 1930 | SF | |
| | | APN: 999-99-03-799.00 Document #: 6249889<br>Document Type: Warranty Deed Price Code: A<br>Land Use: Single Family Residential<br>Legal: Lot: 41&42 Subdivision: R C BENEDICTS SUBDIVISION MapRef: CAB D SL 688B Abbreviated Description: Lot:41&42 Subdivision:R C BENEDICTS SUBDIVISION Map Ref:CAB D SL 688BCity/Muni/Twp:NEWPORT City/Muni/Twp: NEWPORT | | | | | | | | |
| 7 | .26Mi. | **107 16TH ST**<br>**NEWPORT, KY 41071-2329** | 07/17/2026 | $320,000 | $216 | 1484 | // | 1912 | 2,850 SF | |
| | | APN: 999-99-03-131.00 Document #: 6146731<br>Document Type: Warranty Deed Price Code: A<br>Land Use: Single Family Residential<br>Legal: Lot: 19 Block: C Subdivision: NEWPORT HEIGHTS MapRef: SL A-2 Abbreviated Description: Lot:19 Block:C Subdivision:NEWPORT HEIGHTS Map Ref:SL A-2City/Muni/Twp:NEWPORT City/Muni/Twp: NEWPORT | | | | | | | | |
| 8 | .27Mi. | **18 16TH ST**<br>**NEWPORT, KY 41071-2328** | 07/07/2026 | $249,900 | $230 | 1087 | /2/1.5 | 1905 | 3,325 SF | |
| | | APN: 999-99-05-561.00 Document #: 6143647<br>Document Type: Warranty Deed Price Code: A<br>Land Use: Single Family Residential<br>Legal: Lot: 5 Block: E Subdivision: NEWPORT HEIGHTS SUBDIVISION MapRef: MB 1 PG 3 Abbreviated Description: Lot:5 Block:E Subdivision:NEWPORT HEIGHTS SUBDIVISION Map Ref:MB 1 PG 3City/Muni/Twp:NEWPORT City/Muni/Twp: NEWPORT | | | | | | | | |
| 9 | .28Mi. | **130 15TH ST**<br>**NEWPORT, KY 41071-2326** | 08/19/2026 | $242,000 | $181 | 1338 | /2/1 | 1915 | 2,850 SF | |
| | | APN: 999-99-01-730.00 Document #: 6253533<br>Document Type: Warranty Deed Price Code: A | | | | | | | | |

# ICE SiteX Report

**OrderID: 98761698**

Land Use: Single Family Residential
Legal: Lot: 11 Block: C Subdivision: NEWPORT HEIGHTS SUBDIVISION MapRef: MB 56 PG 130 Abbreviated Description: Lot:11 Block:C Subdivision:NEWPORT HEIGHTS SUBDIVISION Map Ref:MB 56 PG 130City/Muni/Twp:NEWPORT City/Muni/Twp: NEWPORT

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 10 | .28Mi. | **8 W RIDGE PL**<br>**NEWPORT, KY 41071-2633** | 07/14/2026 | $192,000 | $154 | 1248 | // | 1953 | SF |

APN: 999-99-04-040.00 Document #: 6145782
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 7 Block: F Subdivision: RIDDLEVIEW HEIGHTS SUBDIVISION MapRef: MB 11 PG 35 Abbreviated Description: Lot:7 Block:F Subdivision:RIDDLEVIEW HEIGHTS SUBDIVISION Map Ref:MB 11 PG 35City/Muni/Twp:NEWPORT City/Muni/Twp: NEWPORT

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 11 | .3Mi. | **120 MAIN ST**<br>**NEWPORT, KY 41071-3431** | 06/16/2026 | $279,900 | | | // | | SF |

APN: 999-99-35-863.09 Document #: 6138304
Document Type: Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Lot: 205 Subdivision: SKYPOINT CONDOMINIUM Phase No: 1 Legal Unit: 205 MapRef: MB 817 PG 836 Abbreviated Description: Lot:205 Subdivision:SKYPOINT CONDOMINIUM Phase No:1 Legal Unit:205 Map Ref:MB 817 PG 836City/Muni/Twp:NEWPORT City/Muni/Twp: NEWPORT

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 12 | .32Mi. | **120 MAIN ST**<br>**NEWPORT, KY 41071-3431** | 08/31/2026 | $590,000 | | | // | | SF |

APN: 999-99-35-863.13 Document #: 6255933
Document Type: Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Subdivision: SKYPOINT CONDOMINIUM Phase No: II Legal Unit: 209 MapRef: CAB E-679B Abbreviated Description: Subdivision:SKYPOINT CONDOMINIUM Phase No:II Legal Unit:209 Map Ref:CAB E-679BCity/Muni/Twp:NEWPORT City/Muni/Twp: NEWPORT

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 13 | .34Mi. | **5 15TH ST**<br>**NEWPORT, KY 41071-2324** | 09/04/2026 | $330,000 | $258 | 1280 | //1 | 1910 | SF |

APN: 999-99-02-893.00 Document #: 6257136
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 1 Block: A Subdivision: NEWPORT HEIGHTS ADDITION Abbreviated Description: Lot:1 Block:A Subdivision:NEWPORT HEIGHTS ADDITION City/Muni/Twp:NEWPORT City/Muni/Twp: NEWPORT

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 14 | .36Mi. | **83 W 14TH ST**<br>**NEWPORT, KY 41071-** | 08/17/2026 | $177,000 | | | // | | 3,049 SF |

APN: 999-99-01-439.48 Document #: 6252778
Document Type: Deed Price Code: A
Land Use: Commercial (General)
Legal: Lot: 51 Subdivision: MARTINS GATE SUBDIVISION MapRef: CAB E PLT 684A Abbreviated Description: Lot:51 Subdivision:MARTINS GATE SUBDIVISION Map Ref:CAB E PLT 684A

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 15 | .36Mi. | **1302 JOHN ST**<br>**NEWPORT, KY 41071-2338** | 06/16/2026 | $225,000 | $260 | 867 | //1 | 1889 | 1,763 SF |

APN: 999-99-03-314.00 Document #: 6138359
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 1-3 Block: A Subdivision: WILLIAMSONS ADDITION Abbreviated Description: Lot:1-3 Block:A Subdivision:WILLIAMSONS ADDITION City/Muni/Twp:NEWPORT City/Muni/Twp: NEWPORT

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 16 | .38Mi. | **1 W 13TH ST**<br>**NEWPORT, KY 41071-2310** | 09/03/2026 | $270,000 | $183 | 1472 | // | 1892 | 5,700 SF |

APN: 999-99-00-342.00 Document #: 6256786
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 9&10 Subdivision: WARDS SUBDIVISION Abbreviated Description: Lot:9&10 Subdivision:WARDS SUBDIVISION City/Muni/Twp:NEWPORT City/Muni/Twp: NEWPORT

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 17 | .38Mi. | **14 DEXTER RD**<br>**SOUTHGATE, KY 41071-3205** | 09/02/2026 | $80,000 | $74 | 1086 | // | 1925 | 13,500 SF |

APN: 999-99-10-530.00 Document #: 6256560
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 31 Block: C Subdivision: AS BERRYS ADDITION Abbreviated Description: Lot:31 Block:C Subdivision:AS BERRYS ADDITION City/Muni/Twp:SOUTHGATE City/Muni/Twp: SOUTHGATE

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 18 | .41Mi. | **2202 JOYCE AVE**<br>**NEWPORT, KY 41071-2608** | 08/21/2026 | $250,000 | $200 | 1248 | /3/1.5 | 1956 | SF |

APN: 999-99-00-966.00 Document #: 6254090
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 72 Block: H Subdivision: SOUTHERN HILLS SUBDIVISION MapRef: CAB D SL 696A Abbreviated Description: Lot:72 Block:H Subdivision:SOUTHERN HILLS SUBDIVISION Map Ref:CAB D SL 696ACity/Muni/Twp:NEWPORT City/Muni/Twp: NEWPORT

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 19 | .41Mi. | **321 BLUEGRASS AVE**<br>**SOUTHGATE, KY 41071-3154** | 06/24/2026 | $157,000 | $157 | 1001 | /2/2.5 | 1988 | 871 SF |

APN: 999-99-11-300.00 Document #: 6140362
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 11B Subdivision: SOUTH GAS Abbreviated Description: Lot:11B Subdivision:SOUTH GAS City/Muni/Twp:SOUTHGATE City/Muni/Twp: SOUTHGATE

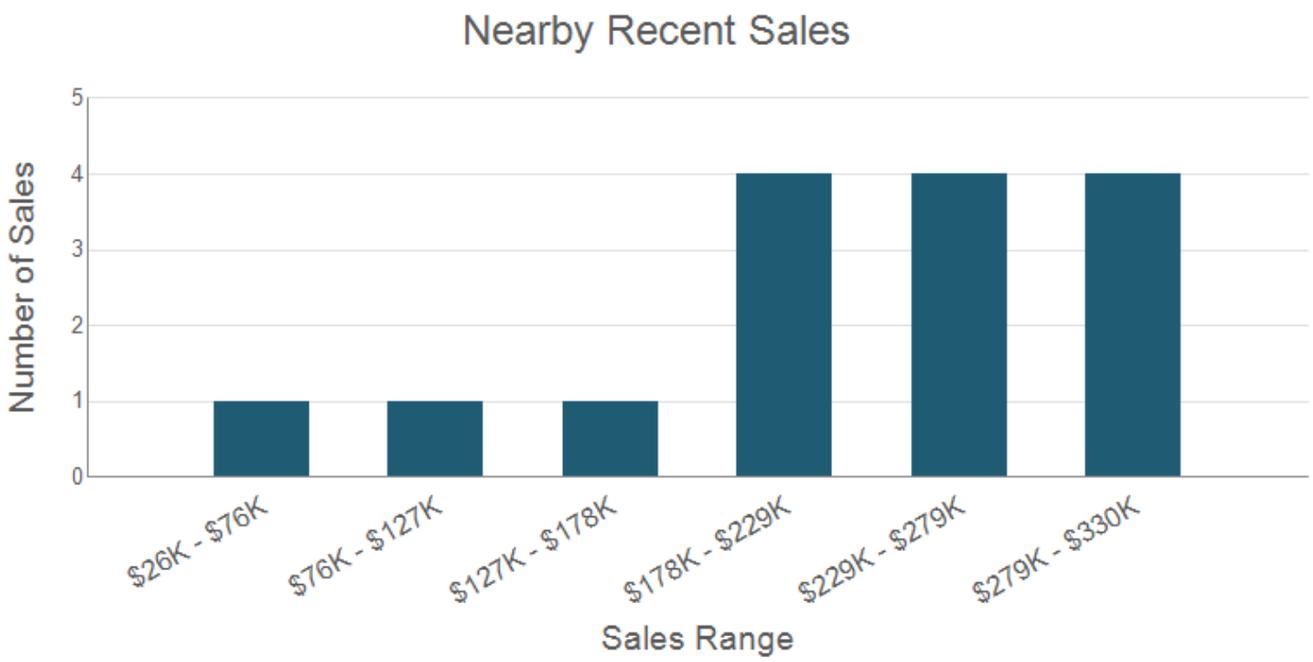
| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 20 | .44Mi. | **25 W 12TH ST**<br>**NEWPORT, KY 41071-1412** | 08/10/2026 | $182,500 | $250 | 730 | /1/1 | 1905 | 1,380 SF |

APN: 999-99-00-075.00 Document #: 6251111
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 395&396 Subdivision: BUCNA VISTA ADDITION Abbreviated Description: Subdivision:BUCNA VISTA ADDITION Abbreviated Description:PORTION LOTS395&396

# ICE SiteX Report

**OrderID: 98761698**

## 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. | **26 19TH ST** | **12/20/2021** | $162,600 | $162,600 | 1,153 | /3/1 | 1901 | 5,010 SF | |
| .01Mi. | **28 19TH ST** | **12/26/2007** | $106,500 | $106,500 | 1,152 | /3/1 | 1901 | 4,950 SF | |
| .01Mi. | **30 19TH ST** | **09/20/2022** | $105,000 | $105,000 | 664 | /1/1 | 1926 | 4,650 SF | |
| .02Mi. | **32 19TH ST** | **03/20/2024** | $88,900 | $88,900 | 524 | /1/1 | 1924 | 4,560 SF | |
| .02Mi. | **20 19TH ST** | **12/06/2000** | $103,600 | $103,600 | 691 | /3/1 | 1910 | | |
| .02Mi. | **34 19TH ST** | **02/16/2022** | $104,000 | $104,000 | 532 | | 1924 | 4,560 SF | |
| .03Mi. | **35 19TH ST** | **08/21/2025** | $330,000 | $330,000 | | | | 3,049 SF | |
| .03Mi. | **40 19TH ST** | **06/21/2013** | $105,000 | $105,000 | 1,067 | //1 | 1921 | 6,270 SF | |
| .03Mi. | **33 19TH ST** | **01/31/2018** | $265,500 | $265,500 | | | | 3,049 SF | |
| .03Mi. | **37 19TH ST** | **04/04/2015** | $238,000 | $238,000 | | | | 3,049 SF | |
| .03Mi. | **31 19TH ST** | **10/01/2024** | $325,000 | $325,000 | | | | 3,049 SF | |
| .03Mi. | **39 19TH ST** | **08/29/2014** | $238,500 | $238,500 | | | | 3,049 SF | |
| .04Mi. | **2 SUMMER HILL AVE** | **02/21/2012** | $105,000 | $105,000 | 1,200 | /2/1 | 1918 | 6,000 SF | |
| .04Mi. | **29 19TH ST** | **10/18/2019** | $249,000 | $249,000 | | | | 3,049 SF | |
| .04Mi. | **44 19TH ST** | **04/14/2025** | $112,500 | $112,500 | 821 | /3/1 | 1917 | 6,270 SF | |
| .04Mi. | **72 SUMMER HILL AVE** | **12/29/2022** | $180,000 | $180,000 | 1,054 | /3/2 | 1914 | | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 41% | Households Occupied by Owners: | 50% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 37.9 years old | Households: | 8,853 |
| Median Household Income: | $64,245 | Households w/Family: | 46% |
| Household Income Per Capita: | $40,216 | Households w/Family Married: | 32% |
| Most Common Education Level: | High School Graduate | Households w/Family Children: | 21% |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | Newport Independent School District | Students: | 1,360 |
| Number of Schools: | 5 | Rating: | F |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 0.49Mi. | **Newport Primary School**<br>Number of Students: 369<br>Student-Teacher Ratio: 11.18 | NA | Public | PK - 2 |
| 0.77Mi. | **Newport Intermediate School**<br>Number of Students: 374<br>Student-Teacher Ratio: 9.74 | D- | Public | 3 - 6 |

# ICE SiteX Report

**OrderID: 98761698**

| | | | | |
|---|---|---|---|---|
| 1.13Mi. | **Newport High School** | D- | Public | 7 - 12 |

Number of Students: 521
Student-Teacher Ratio: 10.37

## Flood Report

The Subject Property of **26 19TH ST, NEWPORT, KY 41071-2704** 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** | 159% | NOTABLY HIGHER |
| **BURGLARY** | 134% | NOTABLY HIGHER |
| **MOTOR VEHICLE THEFT** | 157% | NOTABLY HIGHER |
| **FORCIBLE ROBBERY** | 125% | HIGHER |
| **AGGRAVATED ASSAULT** | 150% | NOTABLY HIGHER |
| **FORCIBLE RAPE** | 119% | HIGHER |
| **MURDER** | 148% | NOTABLY HIGHER |
| **OVERALL** | 148% | NOTABLY HIGHER |

## Disaster Alerts

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

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