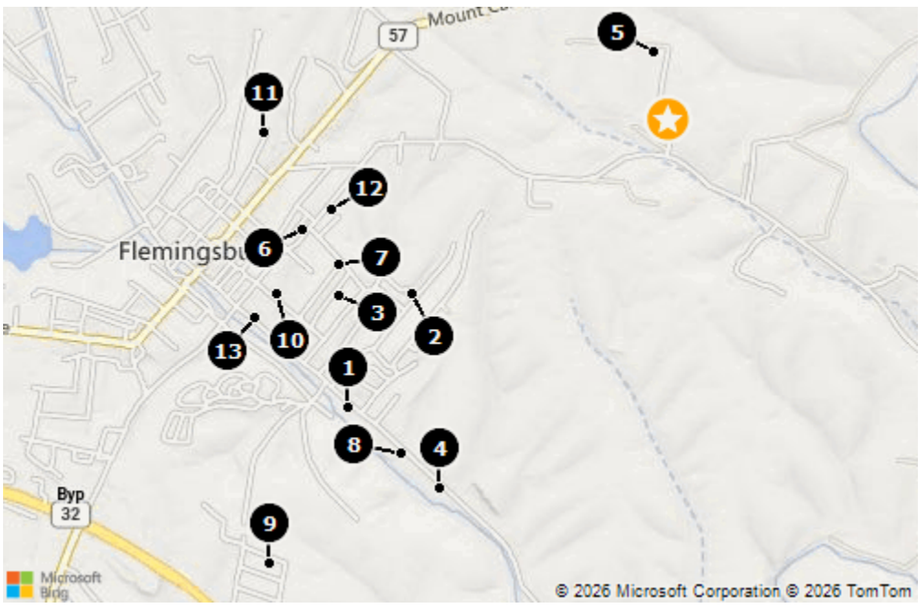
ICE SiteX Report

OrderID: 98722996

SiteX Property Information Report



Subject Property Location

26 DANIEL CT, FLEMINGSBURG, KY 41041-9739

County:	**FLEMING KY**	Census Tract:	210699201.001054
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	048-00-00-006.05	Thomas Bros Pg-Grid:	

Valuation

Value:	**$193,000**	FSD:	11	Common Confidence Score:	57
Value Range:	$171,770 - $214,230	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$12,000	Market Land Value:	$12,000	Tax Year:	2025
Assd Improvement:	$146,000	Market Improvment Value:	$146,000	Total Taxable Value:	$1,534
Total Assessed Value:	$158,000	Total Assessor Market Value:	$158,000	Delinquent Year:	
				Tax Account ID:	28986
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 1 District: DI00 Subdivision: BROOKSTONE SUBD
Abbreviated Description: LOT #1 .75AC & 1997 28X70 CHAMPION
City/Muni/Twp: COUNTY

Property Characteristics

Lot Size:	32,670 SF	Bedrooms:	3	Pool:	
Building Area:	1960 SF	Baths:	2	Fireplace:	
Year Built:	1997	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	1	Number of Cars:	7	A/C:	Central
Style:		Basement:	No	Roof Cover:	Comp Shingle
		Foundation:	Block	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/28/2025	Sales Price:	N/A
Document #:	127410 BK-PG M412-521	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/10/2025	Sales Price:	N/A
Document #:	126395 BK-PG M412-521	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	12/07/2023	Loan Amount:	N/A
Document #:	118183 BK-PG M412-521	Loan Type:	VA
TD Due Date:	12/01/2053	Type Finance:	
Legal Description:			

Lot: 1 Subdivision: BROOKSTONE

Prior Transfer

Recording Date:	12/07/2023	Sales Price:	$158,000
Document #:	118180 BK-PG D290 -476	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	12/01/2023		

ICE SiteX Report

OrderID: 98722996

Document Type:
Legal Description:
Lot: 1 Subdivision: BROOKSTONE Map Ref: DB 279 PG 736

Prior Transfer

Recording Date:	09/28/2023	Sales Price:	$130,000
Document #:	117071 BK-PG D289 -449	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	09/22/2023		
Document Type:			

Legal Description:
Lot: 1 Subdivision: BROOKSTONE Map Ref: DB 11 PG 486

Prior Transfer

Recording Date:	09/06/2023	Sales Price:	N/A
Document #:	116809 BK-PG D11 -486	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	08/18/2023		
Document Type:			

Legal Description:
Lot: 1 Subdivision: BROOKSTONE Map Ref: DB 279 PG 736

Prior Transfer

Recording Date:	03/08/2023	Sales Price:	$100,152
Document #:	113592 BK-PG M385-522	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/15/2021	Loan Amount:	N/A
Document #:	103231 BK-PG M385-537	Loan Type:	New Conventional
TD Due Date:	07/01/2031	Type Finance:	FIX

Legal Description:
Lot: 1 Subdivision: BROOKSTONE

Mortgage Record

Recording Date:	07/15/2021	Loan Amount:	N/A
Document #:	103230 BK-PG M385-522	Loan Type:	FHA
TD Due Date:	07/01/2051	Type Finance:	FIX

Legal Description:
Lot: 1 Subdivision: BROOKSTONE

Prior Transfer

Recording Date:	07/15/2021	Sales Price:	$102,000
Document #:	103228 BK-PG D279 -736	Type of Sale:	Full Amount on Deed
Contract Date:	06/25/2021		
Document Type:			

Legal Description:
Lot: 1 Subdivision: BROOKSTONE Map Ref: DB 253 PG 737

Prior Transfer

Recording Date:	07/03/2014	Sales Price:	$55,000
Document #:	52165 BK-PG D253 -737	Type of Sale:	Full Amount on Deed
Contract Date:	07/02/2014		
Document Type:			

Legal Description:
Lot: 1 Subdivision: BROOKSTONE

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG 290 -476	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 1 District: DI00 Subdivision: BROOKSTONE SUBD
Abbreviated Description: LOT #1 .75AC & 1997 28X70 CHAMPION
City/Muni/Twp: COUNTY

Area Sales Analysis

Total Area Sales	$1,111,500	Median # of Bedrooms	2
Median Lot Size	12,197 SF	Median # of Baths	1
Median Living Area	1,200 SF	Median Year Built	1962
Price Range - 2 Yrs	$3,000 to $190,000	Age Range	23 years to 106 years
Median Value	$77,500	Median Age	64 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.11Mi.	**362 E WATER ST FLEMINGSBURG, KY 41041-1439**	09/29/2026	$119,000	$84	1404	5/3/1		17,424 SF	
		APN: 039-80-01-020.00 Document #: 158661 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:FLEMINGSBURG City/Muni/Twp: FLEMINGSBURG								
2	.79Mi.	**221 MARYS AVE FLEMINGSBURG, KY 41041-1443**	08/26/2026	$76,000	$79	960	5/3/1	1978	11,326 SF	
		APN: 039-70-20-011.00 Document #: 157506 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 22 Subdivision: GREEN HILL SUBDIVISION MapRef: MB 143 PG 554 Abbreviated Description: Lot:22 Subdivision:GREEN HILL SUBDIVISION Map Ref:MB 143 PG 554City/Muni/Twp:FLEMINGSBURG City/Muni/Twp: FLEMINGSBURG								

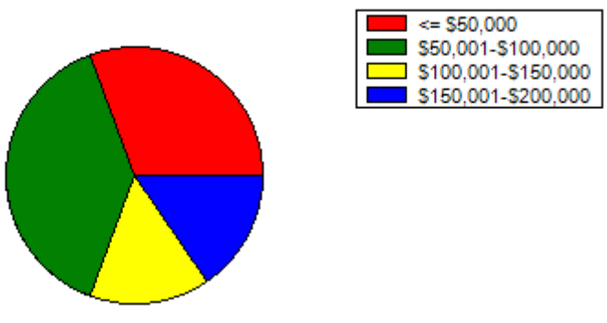
ICE SiteX Report

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3	.95Mi.	**244 CRAWFORD ST** **FLEMINGSBURG, KY 41041-1401**	04/24/2026	$43,500	$35	1232	5/3/2	2002	7,405 SF
	APN: 039-70-16-019.00 Document #: 134475 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 17 Subdivision: HENRYS ADDITION Abbreviated Description: Lot:17 Subdivision:HENRYS ADDITION City/Muni/Twp:FLEMINGSBURG City/Muni/Twp: FLEMINGSBURG								
4	1.11Mi.	**484 E WATER ST** **FLEMINGSBURG, KY 41041-1436**	04/21/2026	$90,000	$114	784	/2/1		8,276 SF
	APN: 039-80-01-013.00 Document #: 134448 Document Type: Price Code: D Land Use: Single Family Residential Legal: MapRef: MB 89 PG 157 Abbreviated Description: Map Ref:MB 89 PG 157City/Muni/Twp:FLEMINGSBURG City/Muni/Twp: FLEMINGSBURG								
5	.16Mi.	**179 DANIEL CT** **FLEMINGSBURG, KY 41041-8665**	04/20/2026	$80,000	$62	1280	//	1999	50,530 SF
	APN: 048-00-00-006.09 Document #: 134405 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9&10 Subdivision: BROOKSTONE SUBDIVISION MapRef: MB 289 PG 755 Abbreviated Description: Lot:9&10 Subdivision:BROOKSTONE SUBDIVISION Map Ref:MB 289 PG 755								
6	.97Mi.	**427 FOXSPRING AVE** **FLEMINGSBURG, KY 41041-1308**	04/15/2026	$135,000	$104	1288	/2/1	1962	12,197 SF
	APN: 039-70-14-012.00 Document #: 134374 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5&6 Subdivision: DOYLE BRIGHT ADDITION Abbreviated Description: Lot:5&6 Subdivision:DOYLE BRIGHT ADDITION								
7	.92Mi.	**246 INGRAM AVE** **FLEMINGSBURG, KY 41041-1431**	03/11/2026	$77,500	$46	1672	8/3/3		10,019 SF
	APN: 039-70-10-006.00 Document #: 133623 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 49 Subdivision: HENRYS ADDITION Abbreviated Description: Lot:49 Subdivision:HENRYS ADDITION City/Muni/Twp:FLEMINGSBURG City/Muni/Twp: FLEMINGSBURG								
8	1.1Mi.	**434 E WATER ST** **FLEMINGSBURG, KY 41041-1436**	02/26/2026	$190,000			//		14,810 SF
	APN: 039-80-01-003.01 Document #: 133327 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
9	1.51Mi.	**74 GRANDVIEW CIR** **FLEMINGSBURG, KY 41041-9082**	02/10/2026	$50,000	$44	1120	5/3/2	2003	8,712 SF
	APN: 039-00-00-024.17 Document #: 132915 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: A17 Subdivision: COUNTRY VIEW HEIGHTS SUBDIVISION MapRef: CAB 2 SL 62 Abbreviated Description: Lot:A17 Subdivision:COUNTRY VIEW HEIGHTS SUBDIVISION Map Ref:CAB 2 SL 62City/Muni/Twp:FLEMINGSBURG City/Muni/Twp: FLEMINGSBURG								
10	1.09Mi.	**215 E MAIN ST** **FLEMINGSBURG, KY 41041-1406**	12/16/2025	$38,000	$37	1008	4/2/1	1935	15,246 SF
	APN: 039-70-10-019.00 Document #: 132091 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4&5 Subdivision: COX SUBDIVISION MapRef: PG 1 Abbreviated Description: Lot:4&5 Subdivision:COX SUBDIVISION Map Ref:PG 1City/Muni/Twp:FLEMINGSBURG City/Muni/Twp: FLEMINGSBURG								
11	1.03Mi.	**525 FOUNTAIN AVE** **FLEMINGSBURG, KY 41041-1016**	11/24/2025	$154,500	$128	1200	5/2/1	1949	17,424 SF
	APN: 039-70-01-001.00 Document #: 131449 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:FLEMINGSBURG City/Muni/Twp: FLEMINGSBURG								
12	.88Mi.	**528 FOXSPRING AVE** **FLEMINGSBURG, KY 41041-1341**	10/28/2025	$3,000	$2	1156	4/2/1	1920	8,712 SF
	APN: 039-70-20-033.00 Document #: 130650 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 84 Subdivision: HENRY ADDITION MapRef: MB 73 PG 600 Abbreviated Description: Lot:84 Subdivision:HENRY ADDITION Map Ref:MB 73 PG 600City/Muni/Twp:FLEMINGSBURG City/Muni/Twp: FLEMINGSBURG								
13	1.15Mi.	**219 E WATER ST** **FLEMINGSBURG, KY 41041-1409**	07/25/2025	$55,000	$33	1632	5/3/1	1930	22,216 SF
	APN: 039-70-11-019.00 Document #: 128641 Document Type: Price Code: D Land Use: Single Family Residential Legal:								

Comparable Sales Chart

% Distribution Sales for Two Years



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.

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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 DANIEL CT**		$158,000	$158,000	1,960	/3/2	1997	32,670 SF	
.05Mi.	**74 DANIEL CT**	**04/01/2003**	$20,000	$20,000	924	/2/2	1994	23,958 SF	
.05Mi.	**41 DANIEL CT**	**10/25/2007**	$100,000	$100,000	1,378	5/3/2	2007	42,253 SF	
.07Mi.	**77 DANIEL CT**	**05/30/2008**	$35,000	$35,000	980	/2/1	2000	23,958 SF	
.08Mi.	**1253 WALLINGFORD RD**	**03/09/2009**	$95,000	$95,000	1,552	/3/1	1975	4 SF	
.09Mi.	**99 DANIEL CT**	**12/04/2017**	$70,000	$70,000	1,500	6/3/2	2000	23,958 SF	
.11Mi.	**121 DANIEL CT**	**01/03/2003**	$32,900	$32,900		/2/2	2000	23,958 SF	
.12Mi.	**142 DANIEL CT**	**05/11/2007**	$140,000	$140,000	1,280	/3/2	1995	23,958 SF	
.13Mi.	**147 DANIEL CT**		$20,000	$20,000	1,364	/2/2	1999	23,958 SF	
.16Mi.	**166 DANIEL CT**		$145,000	$145,000	1,440	6/3/2	1993	1 SF	
.16Mi.	**179 DANIEL CT**		$50,000	$50,000	1,280		1999	1 SF	
.22Mi.	**1459 WALLINGFORD RD**	**02/23/2001**	$80,000	$80,000	1,508	6/3/1	1978	32,234 SF	
.41Mi.	**972 WALLINGFORD RD**		$160,000	$160,000	3,408	/4/2	1820	1 SF	
.43Mi.	**945 WALLINGFORD RD**		$170,000	$170,000				27,007 SF	
.44Mi.	**949 WALLINGFORD RD**	**10/22/1991**	$80,000	$80,000	1,792	/3/2	1992	14,810 SF	
.46Mi.	**939 FOXSPRING AVE**	**05/01/2004**	$50,000	$50,000	1,232	5/3/2	1993	30,056 SF	

Rent vs. Own

Households Occupied by Renters:	31%	Households Occupied by Owners:	60%

Demographics & Income

Median Age:	40.3 years old	Households:	2,958
Median Household Income:	$48,884	Households w/Family:	67%
Household Income Per Capita:	$26,077	Households w/Family Married:	44%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	Fleming County School District	Students:	2,183
Number of Schools:	5	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.34Mi.	**Simons Middle School** Number of Students: 342 Student-Teacher Ratio: 12.89	C+	Public	7 - 8
1.51Mi.	**Flemingsburg Elementary School** Number of Students: 577 Student-Teacher Ratio: 13.68	D	Public	PK - 6
2.86Mi.	**Fleming County High School** Number of Students: 671 Student-Teacher Ratio: 16.57 Advanced Placement: Yes	C-	Public	9 - 12

Flood Report

The Subject Property of **26 DANIEL CT, FLEMINGSBURG, KY 41041-9739** is in **Zone ANI** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS LOCATED WITHIN A COMMUNITY OR COUNTY THAT IS NOT MAPPED ON ANY PUBLISHED FIRM.
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	137%	NOTABLY HIGHER
BURGLARY	147%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	141%	NOTABLY HIGHER
FORCIBLE ROBBERY	151%	NOTABLY HIGHER
AGGRAVATED ASSAULT	120%	HIGHER
FORCIBLE RAPE	136%	NOTABLY HIGHER
MURDER	129%	HIGHER
OVERALL	110%	HIGHER

Disaster Alerts

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

ICE SiteX Report

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Data deemed reliable, but not guaranteed.
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