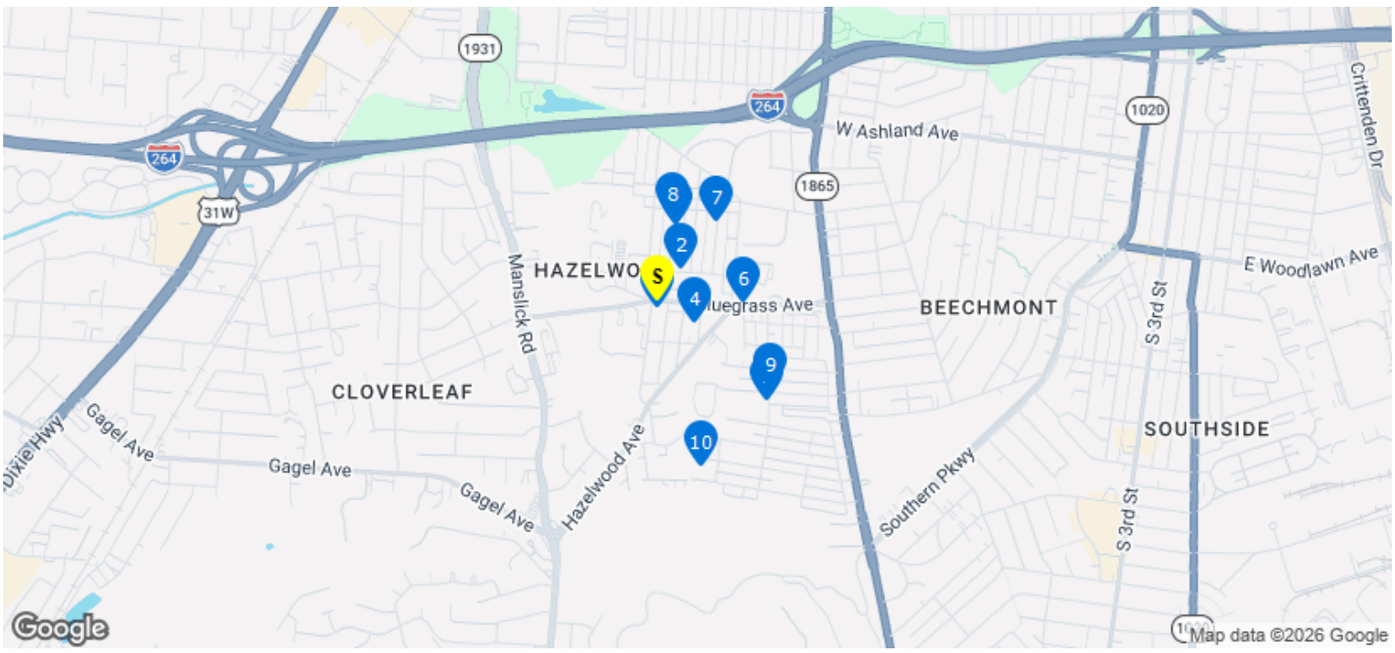
ICE SiteX Report

OrderID: 98779424

SiteX Property Information Report



Subject Property Location

4176 CHURCHMAN AVE, LOUISVILLE, KY 40215-1147

County:	**JEFFERSON KY**	Census Tract:	0043.02
Property Use:	Single Family Residential	Zoning:	R5-RESIDENTIAL SINGLE FAM
Parcel Number:	11066F00620000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$178,000**	FSD:	15	Common Confidence Score:	50
Value Range:	$151,300 - $204,700	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2024	Tax Rate Code Area:	23
Assd Land Value:	$16,000	Market Land Value:	$16,000	Tax Year:	2025
Assd Improvement:	$127,990	Market Improvment Value:	$127,990	Total Taxable Value:	$1,814
Total Assessed Value:	$143,990	Total Assessor Market Value:	$143,990	Delinquent Year:	
				Tax Account ID:	00178353
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 4 District: 100023 Subdivision: HAZELWOOD
Abbreviated Description: LOT 4 HAZELWOOD ANNEX PB 1 PG 75 0.1041 AC+-

Property Characteristics

Lot Size:	4,535 SF	Bedrooms:		Pool:	
Building Area:	1384 SF	Baths:	1	Fireplace:	Yes
Year Built:	1965	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick veneer
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Composition Shingle
		Foundation:	Crawl/Raised	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	03/19/2018	Loan Amount:	N/A
Document #:	2018063762 BK-PG 15451-0932	Loan Type:	Credit Line (Revolving)
Contract Date:	02/16/2018		
TD Due Date:		Type Finance:	VAR

Legal Description:
Subdivision: HAZELWOOD ANNEX Map Ref: 0

Prior Transfer

Recording Date:	07/13/2016	Sales Price:	$58,000
Document #:	2016164754 BK-PG 10662-0183	Type of Sale:	Undetermined Transfer
Contract Date:	07/11/2016		
Document Type:	Deed		

Legal Description:
Subdivision: HAZELWOOD ANNEX Map Ref: MB1 PG75

Mortgage Record

Recording Date:	04/20/2010	Loan Amount:	N/A
Document #:	DN2010050189 BK-PG -	Loan Type:	Building or Construction Loan
Contract Date:	04/16/2010		
TD Due Date:	04/16/2011	Type Finance:	VAR

Legal Description:
Subdivision: HAZELWOOD ESTATES Map Ref: MB51 PG95

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Prior Transfer

Recording Date:	04/20/2010	Sales Price:	N/A
Document #:	DN2010050188 BK-PG 9550-0350	Type of Sale:	Non Arms-Length Transfer
Contract Date:	04/16/2010		
Document Type:	Deed		

Legal Description:
Subdivision: HAZELWOOD ESTATES Map Ref: MB51 PG95

Prior Transfer

Recording Date:	12/10/2009	Sales Price:	$95,000
Document #:	DN2009186850 BK-PG 9495-0691	Type of Sale:	Arms-Length Transfer
Contract Date:	12/09/2009		
Document Type:	Deed		

Legal Description:
Subdivision: HAZELWOOD ESTATES Map Ref: MB51 PG95

Area Sales Analysis

Total Area Sales	$1,567,275	Median # of Bedrooms	3
Median Lot Size	4,579 SF	Median # of Baths	1
Median Living Area	1,107 SF	Median Year Built	1960
Price Range - 2 Yrs	$106,000 to $220,000	Age Range	23 years to 76 years
Median Value	$150,138	Median Age	66 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.11Mi.	**4142 LA SALLE AVE** **LOUISVILLE, KY 40215-1213**	06/09/2026	$141,500	$135	1048	//1	1953	4,822 SF	
		APN: 11066F00850000 Document #: 2026067404 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 79 Subdivision: HAZELWOOD SUBDIVISION OF THE BERGMANN ADDITION MapRef: MB 2 PG 51 Abbreviated Description: Lot:79 Subdivision:HAZELWOOD SUBDIVISION OF THE BERGMANN ADDITION Map Ref:MB 2 PG 51City/Muni/Twp:LOUISVILLE City/Muni/Twp: LOUISVILLE								
2	.24Mi.	**4214 HAZELWOOD AVE** **LOUISVILLE, KY 40215-1211**	05/27/2026	$152,275	$146	1040	//1	1953	4,250 SF	
		APN: 11066E01800000 Document #: 2026060435 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 357 Subdivision: HAZELWOOD SUBDIVISION OF BERGMANN MapRef: MB 2 PG 51 Abbreviated Description: Lot:357 Subdivision:HAZELWOOD SUBDIVISION OF BERGMANN Map Ref:MB 2 PG 51								
3	.28Mi.	**4507 HAZELWOOD AVE** **LOUISVILLE, KY 40214-1293**	08/24/2026	$152,000	$170	896	//1	1951	8,639 SF	
		APN: 11067F00310000 Document #: 2026104099 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal:								
4	.29Mi.	**4034 PARTHENIA AVE** **LOUISVILLE, KY 40215-1330**	04/28/2026	$29,000	$43	672	/1/1	1945	5,358 SF	
		APN: 13066H00570000 Document #: 2026048458 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal:								
5	.31Mi.	**4315 STOLTZ CT** **LOUISVILLE, KY 40215-1047**	07/13/2026	$160,000	$155	1029	/1/1	1900	22,669 SF	
		APN: 11067B00540001 Document #: 2026081978 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal:								
6	.31Mi.	**4515 HAZELWOOD AVE** **LOUISVILLE, KY 40214-1293**	02/27/2026	$65,000	$77	840	/1/1	1944	28,767 SF	
		APN: 11067F00230000 Document #: 2026022704 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal:								
7	.32Mi.	**4120 HAZELWOOD AVE** **LOUISVILLE, KY 40215-1209**	07/10/2026	$132,000	$200	660	//1	1947	4,761 SF	
		APN: 11066E01200000 Document #: 2026081540 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 211 Subdivision: HAZELWOOD SUBDIVISION OF THE BERGMAN ADDITION MapRef: MB 2 PG 51 Abbreviated Description: Lot:211 Subdivision:HAZELWOOD SUBDIVISION OF THE BERGMAN ADDITION Map Ref:MB 2 PG 51								
8	.33Mi.	**1519 BICKNELL AVE** **LOUISVILLE, KY 40215-1200**	06/26/2026	$190,000			//		8,377 SF	
		APN: 11066G00740000 Document #: 2026075512 Document Type: Special Warranty Deed Price Code: A Land Use: Residential - Vacant Land Legal: Lot: 290&291 Subdivision: HAZELWOOD SUBDIVISION MapRef: MB 2 PG 51 Abbreviated Description: Lot:290&291 Subdivision:HAZELWOOD SUBDIVISION Map Ref:MB 2 PG 51City/Muni/Twp:LOUISVILLE City/Muni/Twp: LOUISVILLE								
9	.33Mi.	**3961 CRAIG AVE** **LOUISVILLE, KY 40215-1319**	06/01/2026	$157,000	$180	872	/1/1	1940	4,403 SF	
		APN: 11066G00570000 Document #: 2026062870 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 301 Subdivision: HAZELWOOD SUBDIVISION MapRef: MB 2 PG 51 Abbreviated Description: Lot:301 Subdivision:HAZELWOOD SUBDIVISION Map Ref:MB 2 PG 51								
10	.33Mi.	**4024 PARTHENIA AVE** **LOUISVILLE, KY 40215-1330**	03/02/2026	$156,999	$127	1232	/1/1	1937	4,662 SF	
		APN: 13066H00540000 Document #: 2026023493 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 97 Subdivision: HAZELWOOD ANNEX MapRef: MB 1 PG 75 Abbreviated Description: Lot:97 Subdivision:HAZELWOOD ANNEX Map Ref:MB 1 PG 75								
11	.34Mi.	**4020 PARTHENIA AVE**	02/23/2026	$142,500	$169	844	2/1/1	1940	4,543 SF	

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LOUISVILLE, KY 40215-1330
APN: 13066H00090000 Document #: 2026020356
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 99 Subdivision: HAZELWOOD ANNEX MapRef: MB 12753 PG 521 Abbreviated Description: Lot:99 Subdivision:HAZELWOOD ANNEX Map Ref:MB 12753 PG 521

12	.38Mi.	**4535 OLD HAZELWOOD AVE**	03/10/2026	$200,000	$137	1464	/2/1	1900	11,822 SF

LOUISVILLE, KY 40214-1284
APN: 11067F00080000 Document #: 2026026901
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal:

13	.39Mi.	**4415 MANN AVE**	06/24/2026	$220,000	$157	1400	//2	1958	7,261 SF

LOUISVILLE, KY 40215-1039
APN: 11067F00800000 Document #: 2026073937
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 43 Subdivision: PARKVIEW MANOR MapRef: MB 12 PG 28 Abbreviated Description: Lot:43 Subdivision:PARKVIEW MANOR Map Ref:MB 12 PG 28

14	.4Mi.	**4538 OLD HAZELWOOD AVE**	04/22/2026	$260,000	$241	1080	//1	1963	9,148 SF

LOUISVILLE, KY 40214-1283
APN: 11067F01560000 Document #: 2026045798
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal:

15	.41Mi.	**1411 KNIGHT RD**	10/09/2026	$210,000	$202	1041	//2	1980	12,968 SF

LOUISVILLE, KY 40214-1256
APN: 13067M01230000 Document #: 2026123492
Document Type: Special Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal:

16	.41Mi.	**1517 WALTER AVE**	07/08/2026	$121,000	$90	1344	//1	1950	6,970 SF

LOUISVILLE, KY 40215-1055
APN: 11067B00230000 Document #: 2026080465
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 117-119 Subdivision: CHESTERFIELD HEIGHTS MapRef: MB 2 PG 231 Abbreviated Description: Lot:117-119 Subdivision:CHESTERFIELD HEIGHTS Map Ref:MB 2 PG 231Abbreviated Description:WEST10FT LOT117&E10FT LOT119

17	.42Mi.	**4327 LONSDALE AVE**	07/28/2026	$67,500	$87	780	//1	1951	6,098 SF

LOUISVILLE, KY 40215-1062
APN: 11067A00050000 Document #: 2026092735
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 18&19 Subdivision: CHESTERFLELD HEIGHTS MapRef: MB 2 PG 231 Abbreviated Description: Subdivision:CHESTERFLELD HEIGHTS Map Ref:MB 2 PG 231Abbreviated Description:SOUTH5FT LOTS18&19

18	.47Mi.	**1418 OAKWOOD AVE**	10/22/2026	$25,950	$23	1136	/1/1	1900	2,814 SF

LOUISVILLE, KY 40215-1046
APN: 11067C00870000 Document #: 2026129583
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 46 Subdivision: HOMEVIEW SUBDIVISION MapRef: MB 2 PG 50 Abbreviated Description: Lot:46 Subdivision:HOMEVIEW SUBDIVISION Map Ref:MB 2 PG 50

19	.47Mi.	**1627 HASKIN AVE**	06/10/2026	$220,000	$147	1500	//1	1972	8,394 SF

LOUISVILLE, KY 40215-1016
APN: 11067F01180000 Document #: 2026067676
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 7 Subdivision: CYNTHIA HEIGHTS SUBDIVISION MapRef: MB 18 PG 98 Abbreviated Description: Lot:7 Subdivision:CYNTHIA HEIGHTS SUBDIVISION Map Ref:MB 18 PG 98

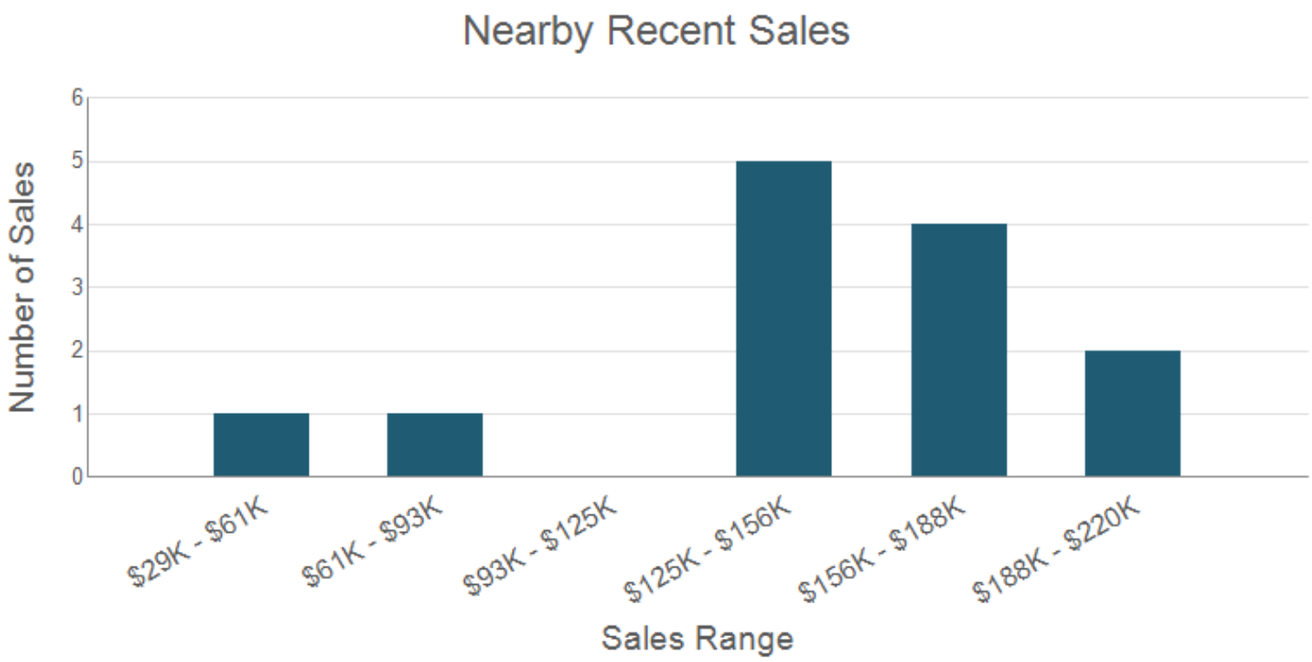
20	.47Mi.	**1618 ARLING AVE**	03/05/2026	$155,000	$179	864	/2/1	1953	4,356 SF

LOUISVILLE, KY 40215-1008
APN: 11067E00470000 Document #: 2026025472
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 338&339 Subdivision: PARKVIEW MapRef: MB 1 PG 195 Abbreviated Description: Lot:338&339 Subdivision:PARKVIEW Map Ref:MB 1 PG 195Abbreviated Description:EAST5FT LOT339 City/Muni/Twp:LOUISVILLE City/Muni/Twp: LOUISVILLE

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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.	**4176 CHURCHMAN AVE**	**07/13/2016**	$143,990	$143,990	1,384	//1	1965	4,535 SF	
.01Mi.	**4178 CHURCHMAN AVE**	**03/14/2018**	$100,500	$100,500	960	//1	1964	4,029 SF	
.01Mi.	**4174 CHURCHMAN AVE**	**04/05/2021**	$148,940	$148,940	960	//1	1965	4,508 SF	
.01Mi.	**4180 CHURCHMAN AVE**	**07/14/2014**	$161,300	$161,300	3,077	/2/2	1909	4,408 SF	
.01Mi.	**4172 CHURCHMAN AVE**	**05/11/2018**	$140,740	$140,740	928	//1	1948	7,562 SF	
.02Mi.	**4182 CHURCHMAN AVE**	**02/03/2025**	$107,000	$107,000	1,050	//1	1964	4,500 SF	
.02Mi.	**4168 CHURCHMAN AVE**	**09/27/2021**	$84,080	$84,080	707	/1/1	1935	7,562 SF	
.03Mi.	**1619 BLUEGRASS AVE**	**03/09/2021**	$76,840	$76,840	712	//1	1955	4,321 SF	
.03Mi.	**4177 CHURCHMAN AVE**	**10/01/1987**	$122,140	$122,140	1,686	/2/1	1912	7,850 SF	
.03Mi.	**4166 CHURCHMAN AVE**	**01/23/2002**	$107,500	$107,500	800	//1	1961	5,922 SF	
.04Mi.	**1617 BLUEGRASS AVE**	**11/02/2022**	$83,350	$83,350	712	//1	1955	4,321 SF	
.04Mi.	**4169 CHURCHMAN AVE**	**11/09/2021**	$101,140	$101,140	792	//1	1952	7,924 SF	
.04Mi.	**1615 BLUEGRASS AVE**	**10/26/2016**	$128,220	$128,220	2,190	/1/2	1910	8,638 SF	
.04Mi.	**4115 LOCUST AVE**	**04/05/2022**	$94,890	$94,890	912	//1	1964	4,410 SF	
.05Mi.	**4113 LOCUST AVE**	**10/23/2007**	$114,100	$114,100	1,600	/2/1	1900	4,536 SF	
.05Mi.	**4111 LOCUST AVE**	**10/28/2020**	$89,920	$89,920	672	//1	1964	4,160 SF	

Rent vs. Own

Households Occupied by Renters:	51%	Households Occupied by Owners:	36%

Demographics & Income

Median Age:	34.9 years old	Households:	7,971
Median Household Income:	$42,651	Households w/Family:	49%
Household Income Per Capita:	$21,428	Households w/Family Married:	20%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

School District Zone:	Jefferson County School District	Students:	95,180
Number of Schools:	172	Rating:	F

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.78Mi.	**Iroquios High School** Number of Students: 1,301 Student-Teacher Ratio: 16.06 Advanced Placement: Yes	F	Public	9 - 12
1.11Mi.	**Olmstead North Middle School** Number of Students: 470	F	Public	6 - 8

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Student-Teacher Ratio: 13.24

0.82Mi. **Gutermuth Elementary School** D- Public KG - 5
Number of Students: 451
Student-Teacher Ratio: 14.05

Flood Report

The Subject Property of **4176 CHURCHMAN AVE, LOUISVILLE, KY 40215-1147** 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	139%	NOTABLY HIGHER
BURGLARY	147%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	137%	NOTABLY HIGHER
FORCIBLE ROBBERY	95%	SIMILAR
AGGRAVATED ASSAULT	130%	NOTABLY HIGHER
FORCIBLE RAPE	101%	SIMILAR
MURDER	133%	NOTABLY HIGHER
OVERALL	141%	NOTABLY HIGHER

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

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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