ICE SiteX Report

OrderID: 98779237

SiteX Property Information Report



Subject Property Location

4408 BAYS END CT, WORTHINGTON HILLS, KY 40245-6421

County:	**JEFFERSON KY**	Census Tract:	0103.24
Property Use:	Single Family Residential	Zoning:	R6-RESIDENTIAL MULTI-FAMI
Parcel Number:	21280800830000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$295,000**	FSD:	9	Common Confidence Score:	79
Value Range:	$268,450 - $321,550	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2024	Tax Rate Code Area:	20
Assd Land Value:	$31,200	Market Land Value:	$31,200	Tax Year:	2025
Assd Improvement:	$175,730	Market Improvment Value:	$175,730	Total Taxable Value:	$2,309
Total Assessed Value:	$206,930	Total Assessor Market Value:	$206,930	Delinquent Year:	
				Tax Account ID:	08400698
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Section: 2B District: 194020 Subdivision: BAY RUN
Abbreviated Description: .24 AC BAY RUN SEC 2B

Property Characteristics

Lot Size:	10,454 SF	Bedrooms:	3	Pool:	
Building Area:	1293 SF	Baths:	2	Fireplace:	Yes
Year Built:	1996	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Siding (Alum/Vinyl)
Number of Units:		Garage Type:	Attached Garage	Heating:	Central
Number of Stories:	1+B	Number of Cars:	1	A/C:	Central
Style:		Basement:	Full Basement	Roof Cover:	Composition Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/14/2012	Sales Price:	N/A
Document #:	DN2012135147 BK-PG 9894-110	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	08/28/2012	Sales Price:	$134,000
Document #:	DN2012125530 BK-PG 08993-0344	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	01/31/2006	Loan Amount:	N/A
Document #:	DN2006015895 BK-PG 9894-0110	Loan Type:	Credit Line (Revolving)
Contract Date:	01/09/2006		
TD Due Date:		Type Finance:	
Legal Description:			

Subdivision: BAY RUN SECTION 2B Map Ref: 0

Mortgage Record

Recording Date:	01/31/2006	Loan Amount:	N/A

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Document #:	DN2006015894 BK-PG 9893-0344	Loan Type:	INVALID CODE
Contract Date:	01/09/2006		
TD Due Date:	02/01/2036	Type Finance:	ADJ

Legal Description:
Subdivision: BAY RUN SECTION 2B Map Ref: 0

Prior Transfer

Recording Date:	02/05/2002	Sales Price:	N/A
Document #:	DN2002024368 BK-PG 7815-0421	Type of Sale:	Non Arms-Length Transfer
Contract Date:	11/15/2001		
Document Type:	Deed		

Legal Description:
Subdivision: BAY RUN SECTION 2B Map Ref: MB41 PG62

Prior Transfer

Recording Date:	12/31/2001	Sales Price:	$110,000
Document #:	BK-PG 7815-421	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Section: 2B District: 194020 Subdivision: BAY RUN
Abbreviated Description: .24 AC BAY RUN SEC 2B

Prior Transfer

Recording Date:	03/29/1996	Sales Price:	$104,000
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Section: 2B District: 194020 Subdivision: BAY RUN
Abbreviated Description: .24 AC BAY RUN SEC 2B

Area Sales Analysis

Total Area Sales	$3,031,500	Median # of Bedrooms	3
Median Lot Size	10,019 SF	Median # of Baths	2
Median Living Area	1,295 SF	Median Year Built	1998
Price Range - 2 Yrs	$269,000 to $365,000	Age Range	24 years to 31 years
Median Value	$292,250	Median Age	28.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.03Mi.	**4432 BAYGARDEN CT** **WORTHINGTON HILLS, KY 40245-6422**	03/02/2026	$210,000	$165	1275	//2	1996	1,275 SF	
		APN: 21288000170000 Document #: 2026023067 Document Type: Warranty Deed Price Code: Land Use: Condominium Unit (Residential) Legal: Subdivision: GARDENS AT BAY RUN Legal Unit: 17 MapRef: MB 6697 PG 346 Abbreviated Description: Subdivision:GARDENS AT BAY RUN Legal Unit:17 Map Ref:MB 6697 PG 346								
2	.04Mi.	**4424 BAYGARDEN CT** **WORTHINGTON HILLS, KY 40245-6422**	07/22/2026	$235,000	$230	1023	//1	1996	SF	
		APN: 21288000130000 Document #: 2026088970 Document Type: Warranty Deed Price Code: A Land Use: Condominium Unit (Residential) Legal: Subdivision: GARDENS AT BAY RUN Legal Unit: 13 MapRef: MB 6697 PG 346 Abbreviated Description: Subdivision:GARDENS AT BAY RUN Legal Unit:13 Map Ref:MB 6697 PG 346City/Muni/Twp:LOUISVILLE City/Muni/Twp: LOUISVILLE								
3	.11Mi.	**12202 HIDEAWAY CT** **WORTHINGTON HILLS, KY 40245-1799**	08/26/2026	$219,500	$205	1070	//1	2003	7,287,588 SF	
		APN: 21291600240000 Document #: 2026104976 Document Type: Warranty Deed Price Code: A Land Use: Condominium Unit (Residential) Legal: Subdivision: EAST BAY VILLA CONDOMINIUM Legal Unit: 24 MapRef: MB 7871 PG 881 Abbreviated Description: Subdivision:EAST BAY VILLA CONDOMINIUM Legal Unit:24 Map Ref:MB 7871 PG 881City/Muni/Twp:LOUISVILLE City/Muni/Twp: LOUISVILLE								
4	.12Mi.	**11905 TAZWELL DR** **WORTHINGTON HILLS, KY 40245-2706**	10/06/2026	$157,000	$172	915	//2	2002	6,450,365 SF	
		APN: 21343900010005 Document #: 2026122413 Document Type: Warranty Deed Price Code: Land Use: Condominium Unit (Residential) Legal: Subdivision: TREIS CONDOMINIUM Legal Unit: 5 MapRef: MB 7828 PG 17&18 Abbreviated Description: Subdivision:TREIS CONDOMINIUM Legal Unit:5 Map Ref:MB 7828 PG 17&18Abbreviated Description:BUILDING 1 City/Muni/Twp:LOUISVILLE City/Muni/Twp: LOUISVILLE								
5	.12Mi.	**11915 TAZWELL DR** **WORTHINGTON HILLS, KY 40245-2900**	03/30/2026	$157,000	$160	984	//2	2003	983 SF	
		APN: 21343900060006 Document #: 2026035163 Document Type: Warranty Deed Price Code: A Land Use: Condominium Unit (Residential) Legal: Subdivision: TREIS CONDOMINIUMS Legal Unit: 6 MapRef: MB 7828 PG 824 Abbreviated Description: Subdivision:TREIS CONDOMINIUMS Map Ref:MB 7828 PG 824Abbreviated Description:BUILDING 6 City/Muni/Twp:LOUISVILLE City/Muni/Twp: LOUISVILLE								
6	.13Mi.	**11913 TAZWELL DR** **WORTHINGTON HILLS, KY 40245-2710**	10/09/2025	$160,000	$165	970	//2	2003	970 SF	
		APN: 21343900050002 Document #: 2025127254 Document Type: Warranty Deed Price Code: A Land Use: Condominium Unit (Residential) Legal: Subdivision: TREIS CONDOMINIUMS Legal Unit: 2 MapRef: MB 13176 PG 492 Abbreviated Description: Subdivision:TREIS CONDOMINIUMS Legal Unit:2 Map Ref:MB 13176 PG 492								
7	.14Mi.	**4011 PACELLI PL** **WORTHINGTON HILLS, KY 40245-2703**	10/06/2025	$223,000	$240	929	//1	2000	SF	
		APN: 21291600280000 Document #: 2025124996 Document Type: Deed Price Code: A Land Use: Condominium Unit (Residential) Legal: Subdivision: EAST BAY VILLAS Legal Unit: 28 MapRef: MB 6780 PG 294 Abbreviated Description: Subdivision:EAST BAY VILLAS Legal Unit:28 Map Ref:MB 6780 PG 294								
8	.15Mi.	**11923 TAZWELL DR** **WORTHINGTON HILLS, KY 40245-2903**	09/08/2026	$164,000	$181	907	//2	2004	907 SF	
		APN: 21343900100001 Document #: 2026110108								

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Document Type: Warranty Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Lot: 1 Subdivision: TREIS CONDOMINIUMS Legal Unit: 1 MapRef: MB 7828 PG 824 Abbreviated Description: Subdivision:TREIS CONDOMINIUMS Map Ref:MB 7828 PG 824Abbreviated Description:BUILDING 10

9	.25Mi.	**12207 JONEL CT** **WORTHINGTON HILLS, KY 40245-6456**	02/23/2026	$275,000	$249	1106	4/3/2	1997	10,224 SF	

APN: 21300300160000 Document #: 2026020431
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 16 Section: 5 Subdivision: FINCASTLE SUBDIVISION Tract No: B MapRef: MB 43 PG 58 Abbreviated Description: Lot:16 Section:5 Subdivision:FINCASTLE SUBDIVISION Tract No:B Map Ref:MB 43 PG 58

10	.27Mi.	**5109 OAKBROOK DR** **LOUISVILLE, KY 40245-3401**	06/09/2026	$390,000	$224	1744	5/3/3	2003	7,518 SF	P

APN: 21334704120000 Document #: 2026066934
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 412 Section: 7 Subdivision: OAKHURST SUBDIVISION MapRef: MB 47 PG 17 Abbreviated Description: Lot:412 Section:7 Subdivision:OAKHURST SUBDIVISION Map Ref:MB 47 PG 17

11	.32Mi.	**5113 RISING OAK CT** **LOUISVILLE, KY 40245-6495**	11/04/2025	$325,000	$183	1780	5/3/2	2001	7,200 SF	

APN: 21334703940000 Document #: 2025138579
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 394 Section: 7 Subdivision: OAKHURST SUBDIVISION MapRef: MB 47 PG 17 Abbreviated Description: Lot:394 Section:7 Subdivision:OAKHURST SUBDIVISION Map Ref:MB 47 PG 17

12	.34Mi.	**11813 OAK BAY DR** **LOUISVILLE, KY 40245-6463**	09/01/2026	$335,000	$181	1851	//3	1999	7,845 SF	

APN: 21308002830000 Document #: 2026107737
Document Type: Special Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 283 Block: 5A Section: 5A Subdivision: OAKHURST SUBDIVISION MapRef: MB 44 PG 37 Abbreviated Description: Lot:283 Block:5A Section:5A Subdivision:OAKHURST SUBDIVISION Map Ref:MB 44 PG 37

13	.34Mi.	**5007 OAKBROOK DR** **LOUISVILLE, KY 40245-6481**	05/29/2026	$381,500	$227	1682	5/3/2	2000	9,222 SF	

APN: 21322603310000 Document #: 2026062129
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 331 Section: 6 Subdivision: OAKHURST SUBDIVISION MapRef: MB 13336 PG 858 Abbreviated Description: Lot:331 Section:6 Subdivision:OAKHURST SUBDIVISION Map Ref:MB 13336 PG 858

14	.35Mi.	**5011 CRONIN DR** **LOUISVILLE, KY 40245-6461**	11/03/2025	$297,000	$220	1348	5/3/2	1999	7,501 SF	

APN: 21308002660000 Document #: 2025137717
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 266 Section: 5A Subdivision: OAKHURST SUBDIVISION MapRef: MB 44 PG 37 Abbreviated Description: Lot:266 Section:5A Subdivision:OAKHURST SUBDIVISION Map Ref:MB 44 PG 37

15	.36Mi.	**3800 NORTHUMBERLAND DR** **WORTHINGTON HILLS, KY 40245-1831**	08/25/2026	$1,470,000	$239	6152	//	1994	64,948 SF	

APN: 21161101690000 Document #: 2026104831
Document Type: Deed Price Code: A
Land Use: College, University, Vocational school - PRIVATE
Legal: Tract No: 1 MapRef: MB 6388 PG 241 Abbreviated Description: Tract No:1 Map Ref:MB 6388 PG 241City/Muni/Twp:LOUISVILLE City/Muni/Twp: LOUISVILLE

16	.38Mi.	**4909 OAKBROOK DR** **LOUISVILLE, KY 40245-6479**	04/01/2026	$342,000	$199	1722	5/3/2	2000	7,200 SF	

APN: 21322603250000 Document #: 2026037417
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 325 Section: 6 Subdivision: OAKHURST SUBDIVISION MapRef: MB 45 PG 92 Abbreviated Description: Lot:325 Section:6 Subdivision:OAKHURST SUBDIVISION Map Ref:MB 45 PG 92

17	.42Mi.	**4814 MIDDLESEX DR** **COLDSTREAM, KY 40245-6444**	08/20/2026	$287,500	$220	1306	4/3/2	1998	6,896 SF	

APN: 21293700620000 Document #: 2026103033
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 62 Section: 1-B Subdivision: PLAT OF WHICH IS OF RECORD IN PLAT AND SUBDIVISION MapRef: MB 42 PG 89 Abbreviated Description: Lot:62 Section:1-B Subdivision:PLAT OF WHICH IS OF RECORD IN PLAT AND SUBDIVISION Map Ref:MB 42 PG 89

18	.43Mi.	**12605 WESTPORT RIDGE WAY** **LOUISVILLE, KY 40245-6448**	08/27/2026	$175,000	$187	937	//1	1997	937 SF	

APN: 21298500260000 Document #: 2026105707
Document Type: Warranty Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Subdivision: WESTPORT RIDGE Legal Unit: 26 MapRef: MB 6894 PG 49 Abbreviated Description: Subdivision:WESTPORT RIDGE Legal Unit:26 Map Ref:MB 6894 PG 49

19	.43Mi.	**12603 WESTPORT RIDGE WAY** **LOUISVILLE, KY 40245-6448**	04/10/2026	$77,496	$90	863	//1	1997	SF	

APN: 21298500250000 Document #: 2026041383
Document Type: Warranty Deed Price Code:
Land Use: Condominium Unit (Residential)
Legal: Subdivision: WESTPORT RIDGE Legal Unit: 25 MapRef: MB 6894 PG 49 Abbreviated Description: Subdivision:WESTPORT RIDGE Legal Unit:25 Map Ref:MB 6894 PG 49City/Muni/Twp:LOUISVILLE City/Muni/Twp: LOUISVILLE

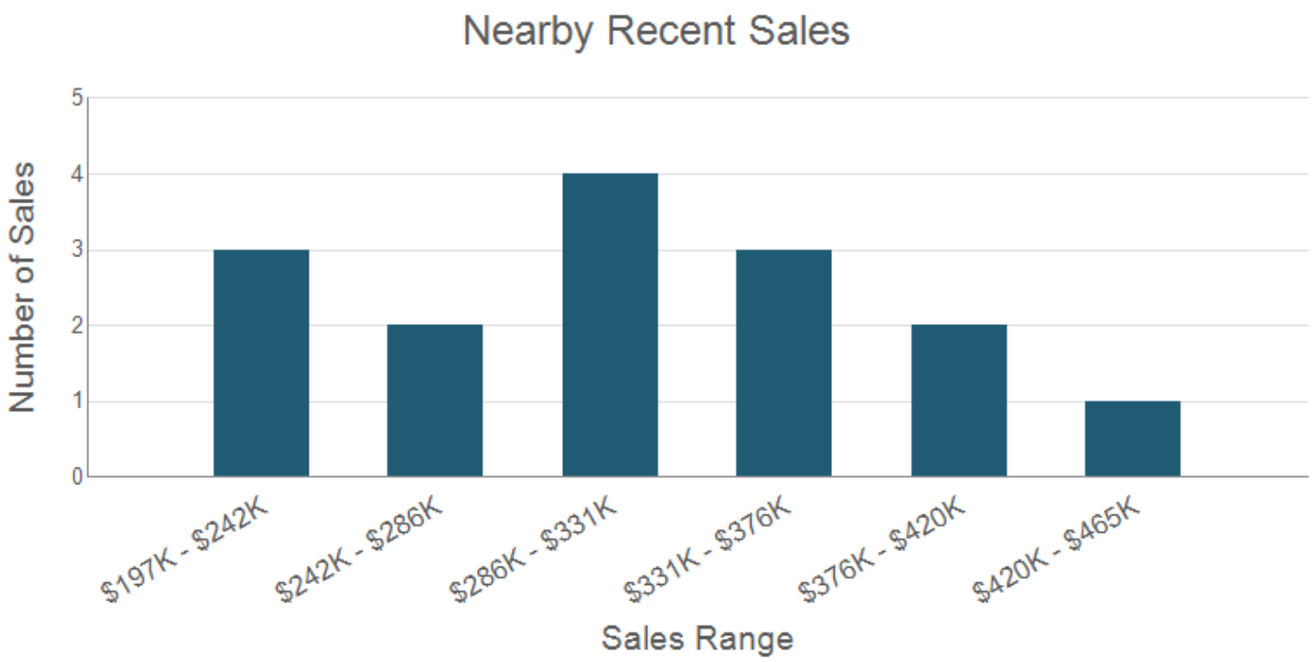
20	.44Mi.	**12408 KIAWAH CT** **LOUISVILLE, KY 40245-6410**	05/11/2026	$172,500	$206	838	//1	1994	SF	

APN: 21270800400000 Document #: 2026053527
Document Type: Warranty Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Subdivision: THE COTTAGES AT WESTPORT Legal Unit: 4 MapRef: MB 6411 PG 419 Abbreviated Description: Subdivision:THE COTTAGES AT WESTPORT Legal Unit:4 Map Ref:MB 6411 PG 419City/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.	**4408 BAYS END CT**	**12/31/2001**	$206,930	$206,930	1,293	6/3/2	1996	10,454 SF	
.01Mi.	**4406 BAYS END CT**	**10/13/1995**	$241,210	$241,210	1,713	6/3/2	1995	8,712 SF	
.01Mi.	**4410 BAYS END CT**	**05/03/2016**	$249,250	$249,250	1,672	6/3/2	1996	7,884 SF	
.02Mi.	**4404 BAYS END CT**	**07/09/2002**	$259,990	$259,990	1,677	6/3/2	1996	7,841 SF	
.03Mi.	**4412 BAYS END CT**	**12/19/2001**	$191,870	$191,870	1,485	6/3/2	1995	6,970 SF	
.04Mi.	**4414 BAYS END CT**	**12/06/2017**	$265,440	$265,440	1,305	//2	1995	7,018 SF	
.04Mi.	**4402 BAYS END CT**	**10/19/2005**	$238,300	$238,300	1,680	4/3/2	1995	9,148 SF	
.04Mi.	**4409 BAYS END CT**	**07/19/2018**	$228,390	$228,390	1,750	5/3/2	1995	10,350 SF	
.04Mi.	**4300 PACELLI PL**	**05/17/2024**	$98,200	$98,200	1,104	/2/1	1982	3,241 SF	
.04Mi.	**4302 PACELLI PL**	**05/17/2024**	$91,500	$91,500	936	/2/1	1982	2,239 SF	
.04Mi.	**4304 PACELLI PL**	**05/17/2024**	$92,560	$92,560	936	/2/1	1982	2,165 SF	
.05Mi.	**4306 PACELLI PL**	**05/17/2024**	$91,500	$91,500	936	/2/1	1982	1,986 SF	
.05Mi.	**4308 PACELLI PL**	**05/17/2024**	$91,500	$91,500	936	/2/1	1982	2,095 SF	
.05Mi.	**4416 BAYS END CT**	**06/18/2015**	$217,600	$217,600	1,730	//2	1995	7,301 SF	
.05Mi.	**4310 PACELLI PL**	**05/17/2024**	$97,920	$97,920	1,104	/2/1	1982	2,592 SF	
.05Mi.	**4400 BAYS END CT**	**07/13/2012**	$237,370	$237,370	1,716	/2/2	1995	10,829 SF	

Rent vs. Own

Households Occupied by Renters:	20%	Households Occupied by Owners:	75%

Demographics & Income

Median Age:	39.8 years old	Households:	13,922
Median Household Income:	$129,274	Households w/Family:	71%
Household Income Per Capita:	$59,886	Households w/Family Married:	60%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	33%

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
0.30Mi.	**Chancey Elementary School** Number of Students: 510 Student-Teacher Ratio: 13.38	D	Public	KG - 5
4.38Mi.	**Eastern High School** Number of Students: 1,790 Student-Teacher Ratio: 16.54	B	Public	9 - 12

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Advanced Placement: Yes

4.37Mi.	**Westport Middle School**	D	Public	6 - 8

Number of Students: 988
Student-Teacher Ratio: 13.99

Flood Report

The Subject Property of **4408 BAYS END CT, WORTHINGTON HILLS, KY 40245-6421** 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	52%	NOTABLY LOWER
BURGLARY	37%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	63%	NOTABLY LOWER
FORCIBLE ROBBERY	102%	SIMILAR
AGGRAVATED ASSAULT	28%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	93%	SIMILAR
MURDER	58%	NOTABLY LOWER
OVERALL	40%	SIGNIFICANTLY LOWER

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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Data deemed reliable, but not guaranteed.
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