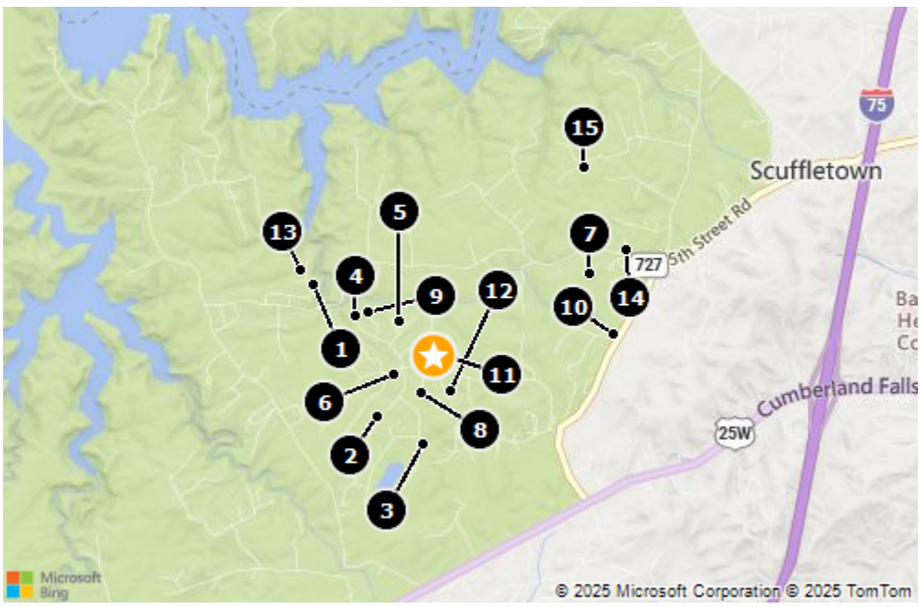
ICE SiteX Report

OrderID: 94382452

SiteX Property Information Report



Subject Property Location

51 WINNERS CIR, CORBIN, KY 40701-8513

County:	**WHITLEY KY**	Census Tract:	212359203.021024
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	102-20-00-110.00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$314,000**	FSD:	21
Value Range:	$248,060 - $379,940	Confidence Score:	79

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:		Tax Year:	2024
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$964
Total Assessed Value:	$292,900	Total Assessor Market Value:	$292,900	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 51 Subdivision: TATTERSALL
Abbreviated Description: 1.5 ST FRM HS W/GAR & LT TATTERSALL

Property Characteristics

Lot Size:	36,155 SF	Bedrooms:	4	Pool:	
Building Area:	3028 SF	Baths:	3	Fireplace:	Yes
Year Built:		Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Other
Number of Units:		Garage Type:	Garage	Heating:	Electric
Number of Stories:	2	Number of Cars:	2	A/C:	Central
Style:		Basement:	No	Roof Cover:	Comp Shingle
		Foundation:	Block	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/24/2024	Sales Price:	N/A
Document #:	318747 BK-PG M678-518	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/06/2023	Sales Price:	$287,594
Document #:	295566 BK-PG M687-515	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/15/2022	Sales Price:	$292,900
Document #:	277957 BK-PG D566 -547	Type of Sale:	Full Amount on Deed
Contract Date:	02/08/2022		
Document Type:	Warranty Deed		
Legal Description:			

Lot: 51 Subdivision: TATTERSALL TRAILS ESTATES Map Ref: MB 3 PG 14

Mortgage Record

Recording Date:	08/06/2021	Loan Amount:	N/A
Document #:	274372 BK-PG M678-518	Loan Type:	Credit Line (Revolving)
TD Due Date:	07/10/2061	Type Finance:	VAR

ICE SiteX Report

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Legal Description:
Lot: 51 Subdivision: THE TATTERSALL TRAILS ESTATES

Prior Transfer

Recording Date:	07/06/2020	Sales Price:	$161,000
Document #:	243429 BK-PG D556 -512	Type of Sale:	Full Amount on Deed
Contract Date:	06/29/2020		
Document Type:	Warranty Deed		

Legal Description:
Lot: 51 Subdivision: TATTERSALL TRAILS ESTATES Map Ref: MB 3 PG 14

Prior Transfer

Recording Date:	06/29/2020	Sales Price:	$161,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 51 Subdivision: TATTERSALL
Abbreviated Description: 1.5 ST FRM HS W/GAR & LT TATTERSALL

Mortgage Record

Recording Date:	06/10/2008	Loan Amount:	N/A
Document #:	BK-PG 494-795	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 51 Subdivision: TATTERSALL TRAILS EST
City/Muni/Twp: CORBIN

Mortgage Record

Recording Date:	01/22/2008	Loan Amount:	N/A
Document #:	BK-PG 488-232	Loan Type:	Stand Alone Second
TD Due Date:		Type Finance:	

Legal Description:
Lot: 51 Subdivision: TATTERSALL TRAILS EST
City/Muni/Twp: CORBIN

Prior Transfer

Recording Date:	05/20/2003	Sales Price:	$165,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$6,805,100	Median # of Bedrooms	4
Median Lot Size	30,928 SF	Median # of Baths	2
Median Living Area	1,960 SF	Median Year Built	1993
Price Range - 2 Yrs	$125,000 to $1,185,000	Age Range	6 years to 51 years
Median Value	$335,000	Median Age	32 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.71Mi.	**340 LANDEN DR** **CORBIN, KY 40701-8084**	03/24/2025	$335,000	$169	1980	8/3/3	2007	109,249 SF	
		APN: 084-00-00-061.17 Document #: 332974 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 17 Subdivision: LANDENS HOPE DEVELOPMENT Abbreviated Description: Lot:17 Subdivision:LANDENS HOPE DEVELOPMENT								
2	.54Mi.	**411 RUFFIAN TRL** **CORBIN, KY 40701-8529**	03/17/2025	$205,000	$119	1720	/3/1		SF	
		APN: 085-30-00-046.00 Document #: 332542 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Subdivision: TATTERSALL TRAILS ESTATE MapRef: MB 3 PG 51 Abbreviated Description: Subdivision:TATTERSALL TRAILS ESTATE Map Ref:MB 3 PG 51								
3	.47Mi.	**288 FOREGO TRL** **CORBIN, KY 40701-8566**	11/01/2024	$133,200	$113	1170	7/3/1	1982	SF	
		APN: 103-00-00-026.00 Document #: 325559 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 198 Subdivision: TATTERSALL TRAILS ESTATES MapRef: MB 3 PG 43 Abbreviated Description: Lot:198 Subdivision:TATTERSALL TRAILS ESTATES Map Ref:MB 3 PG 43								
4	.45Mi.	**370 CITATION TRL** **CORBIN, KY 40701-8526**	10/29/2024	$454,400			//	1994	35,981 SF	
		APN: 084-40-01-110.00 Document #: 325287 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 166 Subdivision: THE TATTERSALL TRAILS ESTATES MapRef: MB 3 PG 20 Abbreviated Description: Lot:166 Subdivision:THE TATTERSALL TRAILS ESTATES Map Ref:MB 3 PG 20								
5	.28Mi.	**100 ROLLO HANK TRL** **CORBIN, KY 40701-8589**	10/03/2024	$306,000	$123	2480	11/4/3	1974	SF	
		APN: 084-40-01-127.00 Document #: 323602 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 149 Subdivision: TATTERSALL TRAILS ESTATES MapRef: MB 3 PG 20 Abbreviated Description: Lot:149 Subdivision:TATTERSALL TRAILS ESTATES Map Ref:MB 3 PG 20								
6	.23Mi.	**1051 RIVA RIDGE TRL** **CORBIN, KY 40701-8588**	09/24/2024	$200,000	$102	1960	9/3/2		SF	
		APN: 084-40-01-014.00 Document #: 323037 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential								

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Legal: Lot: 288 Subdivision: TATTERSAL TRAILS ESTATE MapRef: MB 3 PG 51 Abbreviated Description: Lot:288 Subdivision:TATTERSAL TRAILS ESTATE Map Ref:MB 3 PG 51

7	.87Mi.	**425 BLACK DIAMOND RD** **CORBIN, KY 40701-9526**	09/10/2024	$900,000	$220	4088	12/4/3	1990	1,136,049 SF	

APN: 102-00-00-070.01 Document #: 322211
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal:

8	.21Mi.	**127 LITTLE CURRENT TRL** **CORBIN, KY 40701-8576**	08/26/2024	$248,500	$164	1512	9/4/2		40,816 SF	

APN: 102-20-00-127.00 Document #: 321266
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 124 Subdivision: TATTERSALL TRAILS ESTATES MapRef: MB 3 PG 20 Abbreviated Description: Lot:124 Subdivision:TATTERSALL TRAILS ESTATES Map Ref:MB 3 PG 20

9	.42Mi.	**128 CANNONADE TRL** **CORBIN, KY 40701-8556**	07/03/2024	$573,000	$127	4500	11/4/3	1985	SF	

APN: 084-40-01-117.00 Document #: 317378
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 159 Subdivision: TATTERSALL TRAILS ESTATES MapRef: MB 3 PG 20 Abbreviated Description: Lot:159 Subdivision:TATTERSALL TRAILS ESTATES Map Ref:MB 3 PG 20

10	.94Mi.	**16 GREYSTONE FARM DR** **CORBIN, KY 40701-9642**	07/01/2024	$1,185,000	$201	5873	16/4/6	2005	209,089 SF	Yes

APN: 102-00-00-073.02 Document #: 317343
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: POND VIEW ESTATES MapRef: MB 4 PG 317 Abbreviated Description: Lot:2 Subdivision:POND VIEW ESTATES Map Ref:MB 4 PG 317

11	.03Mi.	**61 WINNERS CIR** **CORBIN, KY 40701-8513**	06/04/2024	$345,000			12/4/2		30,928 SF	

APN: 102-20-00-109.00 Document #: 315385
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 52 Subdivision: TATTERSALL TRAILS ESTATE MapRef: MB 3 PG 14 Abbreviated Description: Lot:52 Subdivision:TATTERSALL TRAILS ESTATE Map Ref:MB 3 PG 14

12	.26Mi.	**185 DERBY TRL** **CORBIN, KY 40701-8578**	05/30/2024	$510,000	$238	2136	13/4/2		SF	

APN: 102-20-00-088.00 Document #: 315069
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 43,43A&44A Subdivision: TATTERSALL TRAILS ESTATES MapRef: MB 3 PG 20 Abbreviated Description: Lot:43,43A&44A Subdivision:TATTERSALL TRAILS ESTATES Map Ref:MB 3 PG 20Abbreviated Description:LOTS 120&121

13	.82Mi.	**401 LANDEN DR** **CORBIN, KY 40701-8085**	03/26/2024	$335,000	$178	1882	8/4/2	2019	51,749 SF	

APN: 084-00-00-061.11 Document #: 310163
Document Type: Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 11&12 Subdivision: LANDENS HOPE DEVELOPMENT MapRef: CAB 2 SL 526 Abbreviated Description: Lot:11&12 Subdivision:LANDENS HOPE DEVELOPMENT Map Ref:CAB 2 SL 526

14	1.14Mi.	**188 BLACK DIAMOND RD** **CORBIN, KY 40701-7907**	03/18/2024	$125,000	$109	1144	//		26,136 SF	

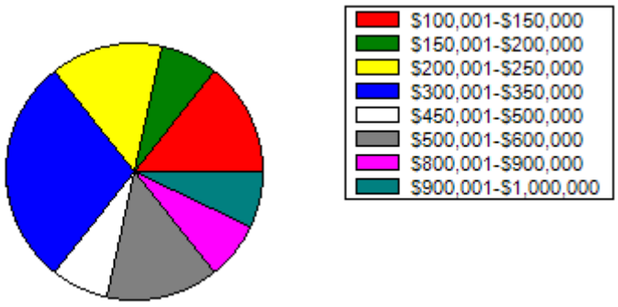
APN: 102-00-00-041.00 Document #: 309506
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:CORBIN City/Muni/Twp: CORBIN

15	1.36Mi.	**602 CECIL WYATT RD** **CORBIN, KY 40701-7915**	02/21/2024	$950,000	$250	3798	//	1993	178,597 SF	

APN: 101-00-00-105.00D1 Document #: 307787
Document Type: Warranty Deed 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.

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.

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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.	**51 WINNERS CIR**	**06/29/2020**	$292,900	$292,900	3,028	/4/3		36,155 SF	
.03Mi.	**61 WINNERS CIR**	**01/09/2017**	$321,000	$321,000		12/4/2		30,928 SF	
.03Mi.	**15 WINNERS CIR**	**04/01/1997**	$270,000	$270,000	2,320	13/4/4		31,799 SF	
.05Mi.	**50 WINNERS CIR**	**08/01/1990**	$91,150	$91,150	2,040	11/4/2		36,155 SF	
.05Mi.	**72 WINNERS CIR**	**12/01/1977**	$99,600	$99,600	1,992	10/3/2		41,818 SF	
.06Mi.	**115 WINNERS CIR**	**02/13/2020**	$218,000	$218,000	1,664	8/3/2		32,348 SF	
.06Mi.	**14 WINNERS CIR**	**09/01/1993**	$59,470	$59,470	1,924	8/3/1		1 SF	
.06Mi.	**100 WINNERS CIR**	**01/06/2021**	$167,500	$167,500	2,105	10/3/3	1977	31,799 SF	
.08Mi.	**29 DERBY TRL**	**03/06/2019**	$114,650	$114,650	2,384	11/3/2		40,075 SF	
.09Mi.	**136 WINNERS CIR**	**08/07/2015**	$200,000	$200,000	2,956	7/3/2		37,897 SF	
.09Mi.	**137 BONANZA TRL**	**02/08/2019**	$90,650	$90,650	1,196	8/3/1		25,265 SF	
.09Mi.	**24 DERBY TRL**	**05/26/2020**	$185,500	$185,500	1,896	9/3/2		39,640 SF	
.1Mi.	**121 BONANZA TRL**	**09/21/2015**	$138,500	$138,500	936	7/3/1		31,799 SF	
.1Mi.	**173 BONANZA TRL**	**09/29/2017**	$181,500	$181,500	1,200	11/5/2		22,216 SF	
.11Mi.	**25 LITTLE CURRENT TRL**	**12/10/2012**	$53,650	$53,650	1,568	8/3/1		32,670 SF	
.11Mi.	**734 RIVA RIDGE TRL**	**09/05/2014**	$243,500	$243,500	2,424	9/3/2		1 SF	

Rent vs. Own

Households Occupied by Renters:	33%	Households Occupied by Owners:	57%

Demographics & Income

Median Age:	39.2 years old	Households:	12,731
Median Household Income:	$50,029	Households w/Family:	70%
Household Income Per Capita:	$25,068	Households w/Family Married:	51%
Most Common Education Level:	High School Graduate	Households w/Family Children:	37%

School District

School District Zone:	Corbin Independent School District	Students:	2,875
Number of Schools:	9	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.14Mi.	**Corbin Elementary School** Number of Students: 367 Student-Teacher Ratio: 13.98	A+	Public	4 - 5
1.05Mi.	**Corbin Primary School** Number of Students: 690 Student-Teacher Ratio: 15.56	B	Public	KG - 3
4.02Mi.	**Corbin High School** Number of Students: 890 Student-Teacher Ratio: 17.91 Advanced Placement: Yes	B	Public	9 - 12
4.96Mi.	**Corbin Middle School** Number of Students: 632 Student-Teacher Ratio: 15.54	A+	Public	6 - 8
4.91Mi.	**Corbin Preschool Center** Number of Students: 84 Student-Teacher Ratio: 42	NA	Public	PK - PK

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	116%	HIGHER
BURGLARY	115%	HIGHER
MOTOR VEHICLE THEFT	120%	HIGHER
FORCIBLE ROBBERY	106%	SIMILAR
AGGRAVATED ASSAULT	120%	HIGHER
FORCIBLE RAPE	120%	HIGHER
MURDER	127%	HIGHER
OVERALL	123%	HIGHER

Disaster Alerts

4/2/2024 - Severe Storm, Tornados 5/21/2024 - Severe Storm, Tornados 2/14/2025 - Severe Storm, Flooding 2/14/2025 - Severe Storm,Floods,Mudslides

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

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