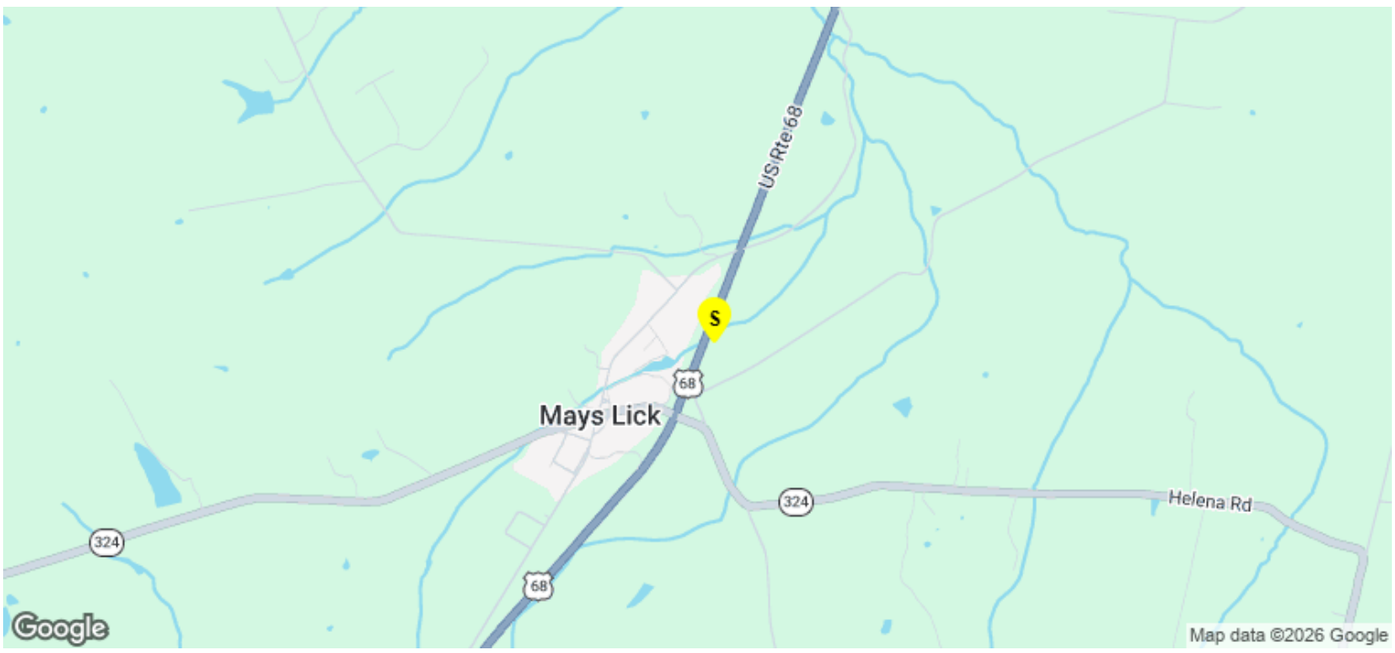
ICE SiteX Report

OrderID: 98815394

SiteX Property Information Report



Subject Property Location

5573 US HIGHWAY 68, MAYSLICK, KY 41055-8889

County:	**MASON KY**	Census Tract:	9605.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	ML-08-016.01	Thomas Bros Pg-Grid:	

Valuation

Value:	**$342,000**	FSD:	21	Common Confidence Score:	34
Value Range:	$270,180 - $413,820	ICE Confidence Score:	79		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$25,000	Market Land Value:	$25,000	Tax Year:	2025
Assd Improvement:	$200,000	Market Improvment Value:	$200,000	Total Taxable Value:	$2,377
Total Assessed Value:	$225,000	Total Assessor Market Value:	$225,000	Delinquent Year:	
				Tax Account ID:	56643
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Subdivision: MAYSLICK
Abbreviated Description: HOUSE & 2 LOTS-MAYSLICK 1.559 ACRES

Property Characteristics

Lot Size:	1.559 AC	Bedrooms:	3	Pool:	
Building Area:	2064 SF	Baths:	1	Fireplace:	
Year Built:	1972	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Other
Number of Units:		Garage Type:	Attached Garage	Heating:	Yes
Number of Stories:	2	Number of Cars:	2	A/C:	None
Style:		Basement:	No Basement	Roof Cover:	Composition Shingle
		Foundation:	Concrete Block	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/29/2009	Sales Price:	$155,244
Document #:	61934 BK-PG M328-293	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	05/19/2009	Loan Amount:	N/A
Document #:	61802 BK-PG -192	Loan Type:	
Contract Date:	04/29/2009		
TD Due Date:	06/01/2039	Type Finance:	
Legal Description:			
Map Ref: 0			

Prior Transfer

Recording Date:	02/08/2007	Sales Price:	N/A
Document #:	52467 BK-PG M309-767	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	01/17/2007	Loan Amount:	N/A

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Document #:	52195 BK-PG M328-293	Loan Type:	
Contract Date:	12/28/2006		
TD Due Date:	01/01/2037	Type Finance:	

Legal Description:
Map Ref: 0

Mortgage Record

Recording Date:	12/01/2005	Loan Amount:	N/A
Document #:	47232 BK-PG M309-767	Loan Type:	
Contract Date:	11/23/2005		
TD Due Date:	12/01/2035	Type Finance:	ADJ

Legal Description:
Map Ref: 0

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG 390-362	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Subdivision: MAYSLICK
Abbreviated Description: HOUSE & 2 LOTS-MAYSLICK 1.559 ACRES

No Comparable Sales Found

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.	**5573 US HIGHWAY 68**		$225,000	$225,000	2,064	8/3/1	1972	2 SF	
.04Mi.	**5022 MAIN ST**		$45,500	$45,500	1,428	6/3/1	1950	2 SF	
.07Mi.	**5026 MAIN ST**	**05/22/2015**	$56,000	$56,000	1,741	6/3/1	1900	36,982 SF	
.07Mi.	**5028 MAIN ST**	**01/01/2007**	$52,000	$52,000	1,920	7/3/2	1940	2 SF	
.07Mi.	**5020 MAIN ST**		$77,094	$77,094	1,142	/3/1	1950	1 SF	
.08Mi.	**5018 MAIN ST**		$73,000	$73,000	2,944	8/4/2	1900	32,234 SF	
.08Mi.	**2 MAIN ST**		$135,000	$135,000	2,025	8/3/2	1993	1 SF	
.11Mi.	**5030 MAIN ST**		$64,000	$64,000	1,512	8/3/1	1910	12,632 SF	
.12Mi.	**5032 MAIN ST**		$64,800	$64,800	1,260	5/2/1	1950	30,000 SF	
.13Mi.	**5023 MAIN ST**		$77,500	$77,500	1,975	7/4/2	1911	15,682 SF	
.13Mi.	**5021 MAIN ST**	**04/01/1995**	$54,816	$54,816	1,764	8/3/2	1887	13,650 SF	
.13Mi.	**6019 PARKER LN**		$165,000	$165,000	1,320	6/3/1	1930	1 SF	
.13Mi.	**5034 MAIN ST**	**08/01/2003**	$58,000	$58,000	1,728	7/3/2	1950	28,000 SF	
.15Mi.	**6013 PARKER LN**		$88,500	$88,500	924	5/2/1	1950	2 SF	
.15Mi.	**6025 PARKER LN**	**12/01/2010**	$105,944	$105,944	1,512	6/3/1	1960	9 SF	
.15Mi.	**5036 MAIN ST**	**02/24/2015**	$77,191	$77,191	3,134	8/4/1	1920	35,000 SF	

Rent vs. Own

Households Occupied by Renters:	14%	Households Occupied by Owners:	73%

Demographics & Income

Median Age:	41.9 years old	Households:	702
Median Household Income:	$64,270	Households w/Family:	73%
Household Income Per Capita:	$39,331	Households w/Family Married:	60%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

School District

School District Zone:	Mason County School District	Students:	2,668
Number of Schools:	4	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
8.28Mi.	**Mason County High School** Number of Students: 877 Student-Teacher Ratio: 19.71 Advanced Placement: Yes	C	Public	9 - 12
7.33Mi.	**Mason County Middle School** Number of Students: 565 Student-Teacher Ratio: 15.17	D+	Public	6 - 8
7.00Mi.	**Mason County Intermediate School** Number of Students: 573 Student-Teacher Ratio: 14.86	D	Public	3 - 5
8.24Mi.	**Charles Straub Elementary School** Number of Students: 653 Student-Teacher Ratio: 14.29	NA	Public	PK - 2

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Flood Report

The Subject Property of **5573 US HIGHWAY 68, MAYSLICK, KY 41055-8889** 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	30%	SIGNIFICANTLY LOWER
BURGLARY	120%	HIGHER
MOTOR VEHICLE THEFT	43%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	123%	HIGHER
AGGRAVATED ASSAULT	86%	LOWER
FORCIBLE RAPE	130%	NOTABLY HIGHER
MURDER	116%	HIGHER
OVERALL	112%	HIGHER

Disaster Alerts

2/14/2025 - Severe Storm, Flooding 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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