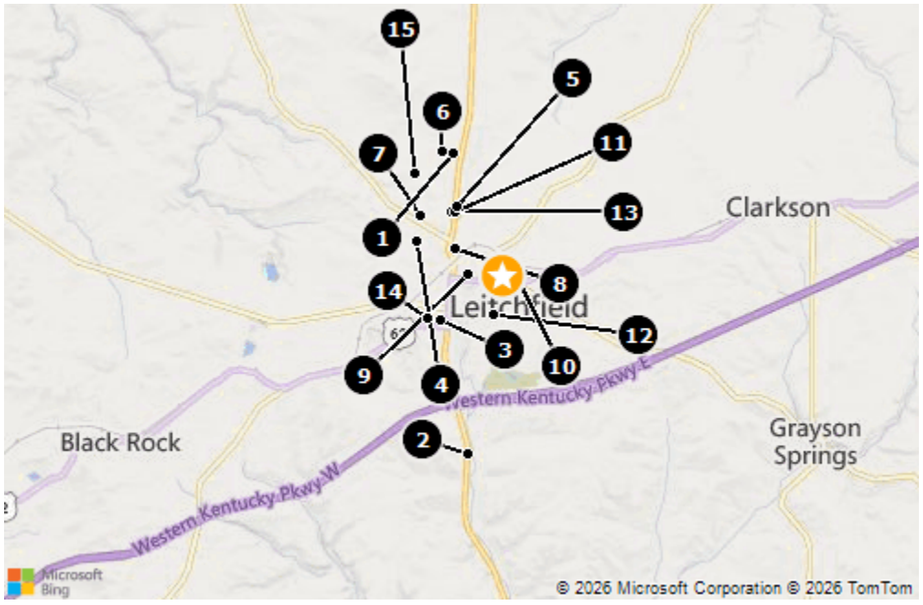
ICE SiteX Report

OrderID: 98134486

SiteX Property Information Report



Subject Property Location

611 SPRING ST, LEITCHFIELD, KY 42754-1652

County:	**GRAYSON KY**	Census Tract:	210859503.002037
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	092-03-00-082	Thomas Bros Pg-Grid:	

Valuation

Value:	**$160,000**	FSD:	27	Common Confidence Score:	27
Value Range:	$116,800 - $203,200	ICE Confidence Score:	73		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	02
Assd Land Value:	$50,000	Market Land Value:	$50,000	Tax Year:	2025
Assd Improvement:	$150,000	Market Improvment Value:	$150,000	Total Taxable Value:	$1,898
Total Assessed Value:	$200,000	Total Assessor Market Value:	$200,000	Delinquent Year:	
				Tax Account ID:	161178
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 2 Subdivision: EMBRY VILLA
Abbreviated Description: 0.335 AC & H

Property Characteristics

Lot Size:	14,593 SF	Bedrooms:		Pool:	
Building Area:		Baths:		Fireplace:	
Year Built:		Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/29/2024	Sales Price:	$97,500
Document #:	BK-PG 528 -274	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 2 Subdivision: EMBRY VILLA
Abbreviated Description: 0.335 AC & H

Area Sales Analysis

Total Area Sales	$1,872,400	Median # of Bedrooms	
Median Lot Size	11,238 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs	$25,000 to $208,900	Age Range	
Median Value	$126,500	Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.38Mi.	**1608 ANGELA WAY** **LEITCHFIELD, KY 42754-1843**	07/09/2026	$123,500			//		9,060 SF	

APN: HOME L-019 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential

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Legal: Lot: 19 Subdivision: HOMELAND SUBDIVISION MapRef: CAB 1 SL 252 Abbreviated Description: Lot:19 Subdivision:HOMELAND SUBDIVISION Map Ref:CAB 1 SL 252

2	1.05Mi.	**501 LILAC RD** **LEITCHFIELD, KY 42754-2043**	06/01/2026	$208,900	//	9,235 SF

APN: 083-05-00-041 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:LEITCHFIELD City/Muni/Twp: LEITCHFIELD

3	.83Mi.	**220 S ENGLISH ST** **LEITCHFIELD, KY 42754-1214**	04/29/2026	$46,000	//	SF

APN: 083-09-10-022 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:LEITCHFIELD City/Muni/Twp: LEITCHFIELD

4	.86Mi.	**404 CHESTER ST** **LEITCHFIELD, KY 42754-2145**	04/15/2026	$154,000	//	24,394 SF

APN: 083-05-00-071 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:LEITCHFIELD City/Muni/Twp: LEITCHFIELD

5	.9Mi.	**109 CENTRAL AVE** **LEITCHFIELD, KY 42754-2009**	03/02/2026	$180,000	//	11,238 SF

APN: 083-07-00-060 Document #: 1779662
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 79-81 Subdivision: MEADOW LAWN MapRef: MB 35 PG 53 Abbreviated Description: Lot:79-81 Subdivision:MEADOW LAWN Map Ref:MB 35 PG 53City/Muni/Twp:LEITCHFIELD City/Muni/Twp: LEITCHFIELD

6	1.43Mi.	**1604 PARKVIEW DR** **LEITCHFIELD, KY 42754-1839**	02/09/2026	$74,500	//	15,682 SF

APN: 083-07-00-002 Document #: 1778779
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 14 Subdivision: SCENIC HEIGHTS SUBDIVISION MapRef: MB 62 PG 40 Abbreviated Description: Lot:14 Subdivision:SCENIC HEIGHTS SUBDIVISION Map Ref:MB 62 PG 40City/Muni/Twp:LEITCHFIELD City/Muni/Twp: LEITCHFIELD

7	1.06Mi.	**908 CARSON DR** **LEITCHFIELD, KY 42754-2079**	01/20/2026	$126,500	//	15,682 SF

APN: 083-05-00-037 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal:

8	.55Mi.	**211 PEARL ST** **LEITCHFIELD, KY 42754-1717**	01/09/2026	$25,000	//	SF

APN: 083-08-04-026 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 25 Block: 48 Subdivision: ROGERS ADDITION MapRef: MB 281 PG 159 Abbreviated Description: Lot:25 Block:48 Subdivision:ROGERS ADDITION Map Ref:MB 281 PG 159Abbreviated Description:PORITON LOT25 City/Muni/Twp:LEITCHFIELD City/Muni/Twp: LEITCHFIELD

9	.34Mi.	**409 HARDIN ST** **LEITCHFIELD, KY 42754-1613**	12/04/2025	$75,000	//	SF

APN: 083-09-27-007 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 13&12 Subdivision: RODGERS ADDITION MapRef: MB 546 PG 254 Abbreviated Description: Lot:13&12 Subdivision:RODGERS ADDITION Map Ref:MB 546 PG 254City/Muni/Twp:LEITCHFIELD City/Muni/Twp: LEITCHFIELD

10	.14Mi.	**695 JOHNSON ST** **LEITCHFIELD, KY 42754-1629**	11/26/2025	$195,000	//	14,375 SF

APN: 092-03-00-017 Document #: 1775775
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 42 Subdivision: PARKLAND SUBDIVISION MapRef: MB 83 PG 211 Abbreviated Description: Lot:42 Subdivision:PARKLAND SUBDIVISION Map Ref:MB 83 PG 211City/Muni/Twp:LEITCHFIELD City/Muni/Twp: LEITCHFIELD

11	.82Mi.	**1202 BRANDENBURG RD** **LEITCHFIELD, KY 42754-1802**	11/20/2025	$179,000	//	7,405 SF

APN: 083-08-01-014 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1-4 Subdivision: MEADOW LAWN SUBDIVISION Abbreviated Description: Lot:1-4 Subdivision:MEADOW LAWN SUBDIVISION City/Muni/Twp:LEITCHFIELD City/Muni/Twp: LEITCHFIELD

12	.43Mi.	**108 MOON AVE** **LEITCHFIELD, KY 42754-1406**	11/06/2025	$140,000	//	14,593 SF

APN: 083-09-28-092 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 31 Subdivision: HIGHLAND PARK ADDITION MapRef: MB 1 PG 1 Abbreviated Description: Lot:31 Subdivision:HIGHLAND PARK ADDITION Map Ref:MB 1 PG 1City/Muni/Twp:LEITCHFIELD City/Muni/Twp: LEITCHFIELD

13	1.03Mi.	**212 GOFF DR** **LEITCHFIELD, KY 42754-2022**	10/09/2025	$76,000	//	12,327 SF

APN: 083-07-00-105 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal:

14	.86Mi.	**303 W MARKET ST** **LEITCHFIELD, KY 42754-1253**	09/29/2025	$82,000	//	13,199 SF

APN: 083-09-03-009 Document #: 1772487
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 61 Abbreviated Description: Lot:61 City/Muni/Twp:LEITCHFIELD City/Muni/Twp: LEITCHFIELD

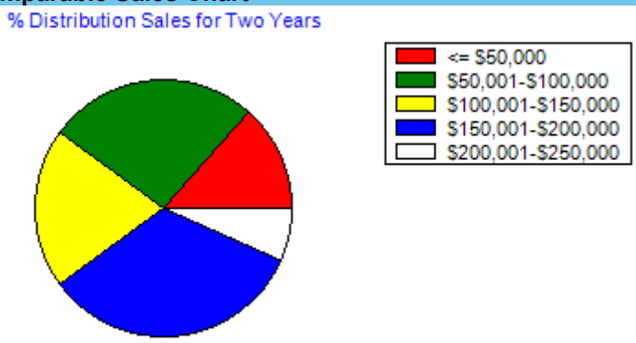
15	1.43Mi.	**1410 SYCAMORE LN** **LEITCHFIELD, KY 42754-1930**	09/16/2025	$187,000	//	SF

APN: 083-04-00-035 Document #: 1771881
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 67 Subdivision: CAVE MILL HEIGHTS SUBDIVISION MapRef: MB 106 PG 277 Abbreviated Description: Lot:67 Subdivision:CAVE MILL HEIGHTS SUBDIVISION Map Ref:MB 106 PG 277

ICE SiteX Report

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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.	**611 SPRING ST**	**01/29/2024**	$200,000	$200,000				14,593 SF	
.02Mi.	**609 SPRING ST**	**12/01/2007**	$99,000	$99,000					
.02Mi.	**613 SPRING ST**	**04/15/2016**	$84,000	$84,000					
.03Mi.	**611 ALEXANDER DR**	**03/01/2011**	$100,000	$100,000					
.03Mi.	**609 ALEXANDER DR**	**02/26/2021**	$128,900	$128,900					
.04Mi.	**612 SPRING ST**	**08/07/2019**	$107,000	$107,000					
.04Mi.	**613 ALEXANDER DR**	**06/25/2019**	$87,000	$87,000					
.04Mi.	**607 SPRING ST**	**02/07/2018**	$79,000	$79,000					
.04Mi.	**607 ALEXANDER DR**		$82,500	$82,500					
.04Mi.	**606 ALEXANDER DR**	**04/30/2025**	$71,000	$71,000				11,108 SF	
.05Mi.	**701 SPRING ST**	**09/16/2014**	$80,500	$80,500					
.05Mi.	**615 ALEXANDER DR**	**01/01/1978**	$88,000	$88,000					
.05Mi.	**610 SPRING ST**	**05/23/2013**	$73,500	$73,500					
.05Mi.	**614 DIXIE AVE**	**04/05/2016**	$112,000	$112,000					
.06Mi.	**612 DIXIE AVE**	**01/01/1980**	$78,500	$78,500					
.06Mi.	**608 SPRING ST**	**01/01/1996**	$70,500	$70,500					

Rent vs. Own

Households Occupied by Renters:	20%	Households Occupied by Owners:	65%

Demographics & Income

Median Age:	39.7 years old	Households:	6,307
Median Household Income:	$47,997	Households w/Family:	62%
Household Income Per Capita:	$28,442	Households w/Family Married:	46%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	Grayson County School District	Students:	4,030
Number of Schools:	9	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.29Mi.	**Grayson County High School** Number of Students: 1,180 Student-Teacher Ratio: 16.62 Advanced Placement: Yes	C	Public	9 - 12
0.19Mi.	**H W Wilkey Elementary School** Number of Students: 504 Student-Teacher Ratio: 17.23	D+	Public	PK - 5
0.18Mi.	**Grayson County Middle School** Number of Students: 837 Student-Teacher Ratio: 15.5	A	Public	6 - 8

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Flood Report

The Subject Property of **611 SPRING ST, LEITCHFIELD, KY 42754-1652** 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	107%	SIMILAR
BURGLARY	104%	SIMILAR
MOTOR VEHICLE THEFT	111%	HIGHER
FORCIBLE ROBBERY	108%	SIMILAR
AGGRAVATED ASSAULT	100%	SIMILAR
FORCIBLE RAPE	117%	HIGHER
MURDER	107%	SIMILAR
OVERALL	106%	SIMILAR

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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