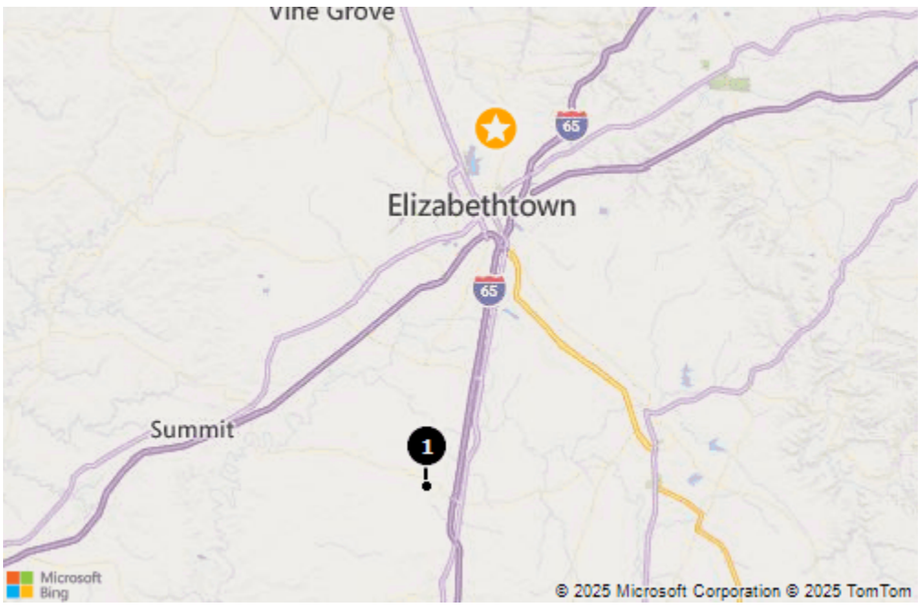
ICE SiteX Report

OrderID: 96261200

SiteX Property Information Report



Subject Property Location

78 N CHERRY LEAF CT, SONORA, KY 42776-8338

County:	**HARDIN KY**	Census Tract:	210930016.021032
Property Use:	Single Family Residential (Assumed)	Zoning:	
Parcel Number:	193-00-01-039	Thomas Bros Pg-Grid:	

Valuation

Value:	**$235,000**	FSD:	7
Value Range:	$218,550 - $251,450	Confidence Score:	93

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$38,000	Market Land Value:	$38,000	Tax Year:	2025
Assd Improvement:	$204,000	Market Improvment Value:	$204,000	Total Taxable Value:	$242,000
Total Assessed Value:	$242,000	Total Assessor Market Value:	$242,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 39 District: 04 Subdivision: CHERRY VIEW EST
Abbreviated Description: CHERRY VIEW EST LT39 #2
City/Muni/Twp: SONORA (CITY)

Property Characteristics

Lot Size:	1.023 AC	Bedrooms:	3	Pool:	
Building Area:	1400 SF	Baths:	2	Fireplace:	
Year Built:	2005	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:	1	Number of Cars:		A/C:	
Style:	Ranch	Basement:		Roof Cover:	
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	11/05/2025	Loan Amount:	N/A
Document #:	BK-PG 2587-1423	Loan Type:	FHA
TD Due Date:	04/01/2055	Type Finance:	

Legal Description:
Lot: 39 Section: 2 Subdivision: CHERRY VIEW ESTATES

Prior Transfer

Recording Date:	05/06/2025	Sales Price:	N/A
Document #:	BK-PG 2527-748	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/02/2024	Sales Price:	N/A
Document #:	BK-PG 2345-1340	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/17/2024	Loan Amount:	N/A
Document #:	BK-PG 2527-748	Loan Type:	FHA
TD Due Date:	08/01/2054	Type Finance:	

ICE SiteX Report

OrderID: 96261200

Legal Description:
Lot: 39 Block: 1 Subdivision: CHERRY VIEW ESTATES Tract No: 39

Prior Transfer

Recording Date:	07/17/2024	Sales Price:	$242,000
Document #:	BK-PG 1571 -19	Type of Sale:	Full Amount on Deed
Contract Date:	07/17/2024		
Document Type:			

Legal Description:
Lot: 39 Section: 2 Subdivision: CHERRY VIEW ESTATES Map Ref: CAB 1 SH 3493

Prior Transfer

Recording Date:	12/08/2020	Sales Price:	N/A
Document #:	BK-PG 2123-61	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/13/2020	Loan Amount:	N/A
Document #:	BK-PG 2345-1340	Loan Type:	Purchase Money Mortgage
TD Due Date:	11/09/2050	Type Finance:	VAR

Legal Description:
Lot: 39 Section: 2 Subdivision: CHERRY VIEW ESTATES

Prior Transfer

Recording Date:	11/13/2020	Sales Price:	$155,000
Document #:	BK-PG 1500 -1071	Type of Sale:	Full Amount on Deed
Contract Date:	11/09/2020		
Document Type:			

Legal Description:
Lot: 39 Subdivision: CHERRY VIEW ESTATES SECTION 2 Map Ref: CAB 1 SH 3493

Prior Transfer

Recording Date:	04/14/2015	Sales Price:	N/A
Document #:	BK-PG 2079-680	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/19/2015	Sales Price:	$104,000
Document #:	BK-PG 1407 -136	Type of Sale:	Full Amount on Deed
Contract Date:	03/13/2015		
Document Type:			

Legal Description:
Lot: 339 Section: 2 Subdivision: CHERRY VIEW ESTATES Map Ref: CAB1 PG3493

Prior Transfer

Recording Date:	09/11/2013	Sales Price:	$81,000
Document #:	BK-PG 1384 -1149	Type of Sale:	Full Amount on Deed
Contract Date:	09/10/2013		
Document Type:			

Legal Description:
Lot: 39 Section: 2 Subdivision: CHERRY VIEW ESTATES Map Ref: CAB1 PG3493

Prior Transfer

Recording Date:	07/18/2013	Sales Price:	$79,417
Document #:	BK-PG 1381 -1482	Type of Sale:	Full Amount on Deed
Contract Date:	06/17/2013		
Document Type:			

Legal Description:
Lot: 39 Section: 2 Subdivision: CHERRY VIEW ESTATES Map Ref: CAB1 PG3493

Mortgage Record

Recording Date:	01/03/2012	Loan Amount:	N/A
Document #:	BK-PG 2001-203	Loan Type:	VA
TD Due Date:	01/01/2042	Type Finance:	

Legal Description:
Lot: 39 Section: 2 Subdivision: CHERRY VIEW ESTATES

Prior Transfer

Recording Date:	08/16/2005	Sales Price:	$88,500
Document #:	BK-PG 1162 -301	Type of Sale:	Full Amount on Deed
Contract Date:	08/05/2005		
Document Type:			

Legal Description:
Lot: 39 Section: 2 Subdivision: CHERRY VIEW ESTATES Map Ref: CAB1 PG3493

Prior Transfer

Recording Date:	07/20/2005	Sales Price:	$10,500
Document #:	BK-PG 1159 -476	Type of Sale:	Full Amount on Deed
Contract Date:	07/20/2005		
Document Type:			

Legal Description:
Lot: 39 Section: 2 Subdivision: CHERRY VIEW ESTATES Map Ref: CAB1 SH3493

Prior Transfer

Recording Date:		Sales Price:	N/A

ICE SiteX Report

OrderID: 96261200

Document #:	BK-PG 1571 -19	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 39 District: 04 Subdivision: CHERRY VIEW EST
Abbreviated Description: CHERRY VIEW EST LT39 #2
City/Muni/Twp: SONORA (CITY)

Area Sales Analysis

Total Area Sales	$270,000	Median # of Bedrooms	3
Median Lot Size	48,221 SF	Median # of Baths	2
Median Living Area	1,900 SF	Median Year Built	2004
Price Range - 2 Yrs	$270,000 to $270,000	Age Range	21 years to 21 years
Median Value	$270,000	Median Age	21 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.15Mi.	**113 CHERRY TRAIL WAY SONORA, KY 42776-8341**	12/13/2024	$270,000	$142	1900	/3/2	2004	48,221 SF	

APN: 193-00-01-030 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential (Assumed)
Legal: Lot: 30 Subdivision: CHERRY VIEW ESTATES SECTION 2 MapRef: CAB 1 SH 3493 Abbreviated Description: Lot:30 Subdivision:CHERRY VIEW ESTATES SECTION 2 Map Ref:CAB 1 SH 3493

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
.77Mi.	**562 DEER RUN WAY**	**10/11/2002**	$373,200	$373,200	3,286	/3/2	2003	30,013 SF	
.77Mi.	**542 DEER RUN WAY**	**11/29/2004**	$422,600	$422,600	4,536	/3/2	2005	1 SF	Yes
.79Mi.	**523 DEER RUN WAY**	**07/10/2015**	$409,100	$409,100	3,263	/4/3	2005	30,013 SF	
1.11Mi.	**110 FOREST SPRING DR**		$463,100	$463,100	3,711	/3/3	1978	6 SF	
6.25Mi.	**514 DEER RUN WAY**	**07/02/2018**	$416,300	$416,300	4,484	/5/3	2004	35,632 SF	
6.28Mi.	**534 DEER RUN WAY**		$490,400	$490,400	4,465	/4/4	2005	1 SF	
8.46Mi.	**125 CEDAR BRANCH RD**		$540,400	$540,400	4,876	/3/3	2007	31,712 SF	
8.47Mi.	**131 CEDAR BRANCH RD**	**11/03/2017**	$628,500	$628,500				36,590 SF	
8.47Mi.	**135 CEDAR BRANCH RD**		$560,000	$560,000	4,371	/4/2	2006	1 SF	
9.34Mi.	**215 KEYSTONE CT**	**12/14/2007**	$478,700	$478,700	3,732	/3/3	2007	17,119 SF	
9.34Mi.	**217 KEYSTONE CT**		$512,000	$512,000	4,626	/4/3	2007	16,553 SF	
9.36Mi.	**220 KEYSTONE CT**	**09/05/2018**	$611,000	$611,000	5,562	/4/4	2007	40,511 SF	
9.36Mi.	**212 KEYSTONE CT**		$518,500	$518,500	3,340	/4/3	2007	17,424 SF	
9.39Mi.	**216 KEYSTONE CT**		$752,000	$752,000	5,486	/6/5	2009	19,428 SF	
9.4Mi.	**214 KEYSTONE CT**	**10/01/2014**	$530,500	$530,500	5,104	/3/2	2007	17,990 SF	
9.42Mi.	**218 KEYSTONE CT**	**03/23/2007**	$636,100	$636,100	4,444	/5/3	2007	29,751 SF	Yes

Rent vs. Own

Households Occupied by Renters:	21%	Households Occupied by Owners:	70%

Demographics & Income

Median Age:	42.1 years old	Households:	1,072
Median Household Income:	$62,394	Households w/Family:	70%
Household Income Per Capita:	$27,567	Households w/Family Married:	58%
Most Common Education Level:	High School Graduate	Households w/Family Children:	34%

School District

School District Zone:	Hardin County School District	Students:	14,655
Number of Schools:	27	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
10.09Mi.	**Central Hardin High School**	A+	Public	9 - 12

Number of Students: 1,941
Student-Teacher Ratio: 21.25
Advanced Placement: Yes

4.84Mi.	**East Hardin Middle School**	A-	Public	6 - 8

Number of Students: 766
Student-Teacher Ratio: 18.67

0.56Mi.	**Creekside Elementary School**	B-	Public	PK - 5

Number of Students: 385
Student-Teacher Ratio: 16.39

ICE SiteX Report

OrderID: 96261200

Flood Report

The Subject Property of **78 N CHERRY LEAF CT, SONORA, KY 42776-8338** 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	54%	NOTABLY LOWER
BURGLARY	133%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	97%	SIMILAR
FORCIBLE ROBBERY	150%	NOTABLY HIGHER
AGGRAVATED ASSAULT	128%	HIGHER
FORCIBLE RAPE	137%	NOTABLY HIGHER
MURDER	133%	NOTABLY HIGHER
OVERALL	131%	NOTABLY HIGHER

Disaster Alerts

2/14/2025 - Severe Storm, Flooding 4/2/2025 - Severe Tornados, Flooding

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2025 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2025 Intercontinental Exchange, Inc. All Rights Reserved.