

Property Type: 00 Residential

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

FOX CREEK RD  
 Property Address  
 Ownership and Mailing Address  
 JENKINS WILLIAM S  
 ETUX KATHERINE C  
 132 WABASH DR  
 LEXINGTON KY 40503

Subdivision BK PG  
 Alt Subdiv BK PG  
 Additional Description PG  
 Dimensions

TAX YEAR 2019  
 CUMBERLAND  
 City  
 SSD1  
 SSD2  
 Total Land Units 9  
 Deed Acres 0  
 Calculated Acres 0

018 088 035.01 000  
 JUR CONTROL MAP GROUP PARCEL PI S/I  
 Map 088 Updated 09/10/2018  
 Dist 01 Printed 02/28/2019  
 Card: 1 of 1  
 Page: 1 of 1

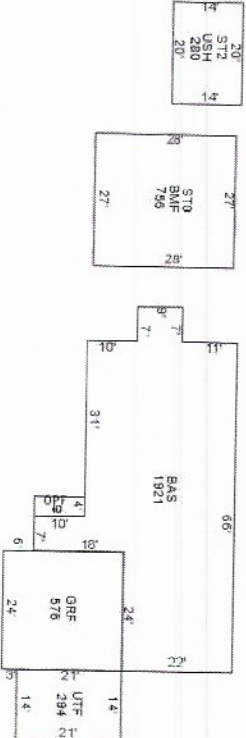
DWELLING DATA

Improv Type 01 Single Family Lower Level 3 Part Basement  
 Stories 2 Story Frame Heating/Air 8 Heat And Cooling Pkg  
 Exterior Wall 05 Siding Above Avg Attic  
 Heating Fuel  
 Year Built 1989 Eff Yr Built 1991 Rooms 0 Bedrooms 0  
 Full Baths Half Baths Addl Fixtures 6 Total Fixtures 6  
 Wood FP Stacks 1 Openings 1 Addl Sty Prefab Addl Sty  
 Info Src 0 Occ 0 Rental: Src Year 0 Amount 0 Sched  
 Foundation 02 Continuous Footing Floor Finish 11 Carpet Combination  
 Floor System 04 Wood W/ Sub Floor Interior Finish 07 Drywall  
 Party Wall 00 None Paint/Decor 04 Above Average  
 Struct Frame 00 None Bath Tile 00 None  
 Roof Framing 02 Gable/Hip Electrical 04 Above Average  
 Roof Cov/Deck 06 Asbestos/Wd Shingle Shape 04 Irregular Shape  
 Cab/Millwork 04 Above Average

Quality 2: Above Average Condition Average Class:  
 Prorate Date Factor % Comp Cost & Design 0  
 Depr: Physical 26 Other Phys Functional External % Good 74

GF/FA	Area	Story	Const	Grade	SF/FA	Depr Yr	Eff Age	County Factor
1,921	1.25	1	1,021	1.21	2,089	2017	26	1.00
Base Dwelling		Addl Areas		Total	\$/SqFt	% Complete		
RCN	167,640	73,690	241,230	115.48	Dwelling Factor	1		
RCN/LD	123,980	54,520	178,500	85.45	Dwelling Value	178,500		

AREAS: Lower Floor	First & Above	Area	% SF/FA	Rate	RCN
BAS	1,921	1,921			
BMF	756	0		33.16	25,060
UTF	294	0		41.43	12,180
OPF	40	0		24.75	990
GRF	576	0		41.42	23,860
USH	280	60		41.43	11,600



OUTBUILDINGS and YARD ITEMS

Code	Description	Yr. Bit	Eff Yr	Area	Grade	Units	Addl Description	Class	Rate	RCN	%Good	Port	Adj Fact	Value	Total OBV Value
WDK	Wood Deck	1989	1989	152	C	1	8X19		18.5526	AV	16	1	2,820	450	1,940
WDK	Wood Deck	1989	1989	152	C	1	8X19		18.5526	AV	16	1	2,820	450	
WDK	Wood Deck	1989	1989	174	C	1	29X6		18.5632	AV	16	1	3,230	520	
WDK	Wood Deck	1989	1989	174	C	1	29X6		18.5632	AV	16	1	3,230	520	
WDK	Wood Deck	1989	1989	174	C	1	29X6		18.5632	AV	16	1	3,230	520	

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Intl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value	Class	#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
1	U	50	02	0	0	0	9	28,905.56					100	28,905.56	260,150	260,150										

SALES

Date	Book	Page	Price	Adj Price	V/I	Inst	A/R	Owner
01/31/2005	1189	1014	694,000	694,000	I	WD	M	JENKINS WILLIAM S
08/20/2003	1148	819	819					TURNER JASON C
12/29/2000	1092	1834						TURNER MICHAEL L
12/02/1994	479	319						TURNER LARRY F

VALUE REFLECTS SALE PRICE MINUS COMMON PROPERTY BOAT HOUSE

NOTES

AGRICULTURAL/GREENBELT LAND

APPROXIMATED VALUES  
 LAND 260,200  
 IMPROVEMENTS 180,400  
 TOTAL APPRAISAL 440,600  
 GREENBELT APR ASSESSMENT 110,150  
 ASSESSED @ 25%  
 APPROACH COST VALUE

PARCEL DATA  
 NBHD R02  
 Review Flag  
 Living Units  
 Water/Sewer  
 Electricity 03 Public / Individual  
 Gas 01 Public  
 00 None  
 Topo 1 Rolling  
 Road Type 3 Paved  
 Delete Next Year  
 Greenbelt Review N  
 Land Apr Date 01/01/2012 By 01  
 # Improvements 1  
 # Mobile Homes 0  
 NH Trend 0 STABLE  
 Other  
 Land Use Code 11  
 Zoning GREENBELT  
 Year Recorded  
 App# Book/Pg

ENTRANCES ID  
 01/01/2012 01 Bldg Apr 37  
 BUILDING PERMITS  
 Date Status Last Visit