

LOT 22
HARRISON COVE PB 6/197

HOPGOOD JOHN K & AMY L
4730 WATER WHEEL WAY
OWENSBORO, KY 42303

2023

00-00-30-0283-0022-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

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Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	03
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NEIGHBORHOOD/LOC	3034.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,903	100	1,903	255,441
FGR	462	55	254	34,095
FOP	110	30	33	4,430
FUS	1,009	100	1,009	135,438

TOTALS	3,484		3,199	429,403
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	0	0	0	579.00	SF	5.20
3	0855	CONC PAVER	0	0	36	4	144.00	SF	7.00
4	0755	FSP	0	0	21	12	252.00	SF	20.00
5	0855	CONC PAVER	0	0	0	0	948.00	SF	7.00
6	0855	CONC PAVER	0	0	0	0	261.00	SF	7.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0			0.00	0.00	1.00

REVIEW DATE	01/17/2018	BY	DJX
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,199	102.9480	146.70	469,293	2005	2005	0	0	8.50	91.50
1 SFR CUST - 0% - 0 Heated Area: 2912 HX Base Yr											

TOTAL OB/XF											
15,455											

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15,455											

Total Acres:	0.00	Total Land Value:	350,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	429,403		
TOTAL MARKET OB/XF VALUE	15,455		
TOTAL LAND VALUE - MARKET	350,000		
TOTAL MARKET VALUE	794,858		
SOH/AGL Deduction	199,124		
ASSESSED VALUE	595,734		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	595,734		
TOTAL JUST VALUE	794,858		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	614,546		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412681	NEW CONSTR	340,000	04/01/2004
B0412509	FOUNDATION	9,500	03/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2374/1323	7/06/2020	WD	Q	I	01	525,000	
GRANTOR: WEBER PATRICIA LYNN							
GRANTEE: HOPGOOD JOHN K & AM							
1872/0593	7/02/2013	QC	U	I	11	100	
GRANTOR: VILLANUEVA JOSE RODRI							
GRANTEE: WEBER PATRICIA LYNN							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=2005] W55 S37 FGR=[YR=2005] S21 E22 N20 FOP=[YR=2005] E22 N5 W22 S5\$ N1 W22\$ E22 N4 E33 N33\$ PTR= E15 FUS=[YR=2005] E33 S33 W13 N10 W8 S10 W12 N33\$ W15\$.							

OTHER ADJUSTMENTS AND NOTES											

Common:	350,000	PRINTED 08/02/2023 BY SYS
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