

**SHOUSE RICKY A & LUCY D**  
224 PLEASANT RIDGE CEMETRY RD  
EDMONTON, KY 42129

**37-1N-25-299S-0007-0030**

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION  
Exterior Wall20FACE BRICK 100  
Roof Structur03GABLE/HIP 100  
Roof Cover03COMP SHNGL 100  
Interior Wall05DRYWALL 100  
Interior Floo14CARPET 90  
Interior Floo08SHT VINYL 10  
Air Condition03CENTRAL 100  
Heating Type04AIR DUCTED 100  
  
Bedrooms  
Bathrooms  
Frame  
  
StoriesUnits1.1.100  
              0100  
HUD8 Adjustme06DIST 1D 100  
Occupancy00NONE 100  
  
  
  
Quality01Quality Level 01  
DOR CODE0100SINGLE FAMILY  
MAP NUMMKT AREA08  
NEIGHBORHOOD/LOC8026.00  

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,522            | 100         | 1993 | 1,522        | 165,377              |
| FGR       | 462              | 55          | 1993 | 254          | 27,599               |
| FOP       | 122              | 30          | 1993 | 37           | 4,020                |
| FST       | 164              | 55          | 1993 | 90           | 9,779                |
| UOP       | 300              | 20          | 2012 | 60           | 6,520                |

  
TOTALS2,5701,963213,295

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND  
0900011,96399.9000138.86272,582199119960021.7578.25  
1 SNGL FAM 0% - 2024Heated Area: 1522HX Base Yr

A detailed site plan of a residential lot. The lot is irregularly shaped with several setbacks. Key features include:

- Zones:** A large central area is designated as "BAS 1993". To its left is a smaller area labeled "FGR 1993". Above the main house footprint is a rectangular section labeled "UOP 2012". On the far left side, there's another small zone labeled "FST 1993". At the bottom center, near some detached structures, is a label "FOP 1993".
- Dimensions:** Lot boundaries are dimensioned with numbers like 16, 26, 29, 31, 27, 6, 4, 2, 3, 23, 22, 21, 5, 4, 5, 15, 20.
- Orientation:** North arrow points towards the top-left corner of the drawing.

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BYSTANDARD  
Tax Group: 6Tax Dist:  
BUILDING MARKET VALUE213,295  
TOTAL MARKET OB/XF VALUE2,310  
TOTAL LAND VALUE - MARKET51,000  
TOTAL MARKET VALUE266,605  
SOH/AGL Deduction0  
ASSESSED VALUE266,605  
TOTAL EXEMPTION VALUE0  
BASE TAXABLE VALUE266,605  
TOTAL JUST VALUE266,605  
NCON VALUE0  
INCOME VALUE  
PREVIOUS YEAR MKT VALUE269,444

PERMIT NUMBERDESCRIPTIONAMTISSUED  
B1531376CARPORT12,05311/01/2015  
7598NEW CONSTR66,56210/11/1991

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / V / IRSNCDSALE PRICE  
0522/10767/22/1987WDQV9,300  
GRANTOR : CLAIRE HOWARD INC  
GRANTEE : SHOUSE RICKY & LUCY  
0421/01855/01/1984CDQV9,250  
GRANTOR :  
GRANTEE :

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 UOP=[YR=2012] N15 W20 S15 E20 \$ W26  
FST=[YR=1993] W16 S9 FGR=[YR=1993] S22 E21 FOP=[YR=1993] S3  
E23 N6 W2 S2 W4 N2 W11 S2 W4 N2 W2 S3 \$ N22 W21 \$ E21 N4 W5  
N5 \$ S5 E5 S23 E2 S2 E4 N2 E11 S2 E4 N2 E2 S3 E27 N31 \$ .

LAND DESCRIPTION

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNITYPDTDPHFAC% CONDTOT ADJUNIT PRICADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARENSITYDECLFRZYRCONSRV  
1000100CRES00006OR0.000.001.00LT1.001.001.0051,000.0051,000.0051,000

EXTRA FEATURES

BLD DATEXF DATEINC DATE  
LGL DATELAND DATEAG DATE  
05/07/2026MLU

54230 HELLER RD, CALLAHAN

REVIEW DATE01/01/2023BYCDTotal Acres: 0.00Total Land Value: 51,000Market: 0Agricultural: 0Common: 51,000PRINTED 07/09/2026 BY SYS