



PARCEL REVIEW

DUE DILIGENCE REPORT

Property Details

Owner Name:	REED JERRY & FREDA
Assessor's Parcel Number:	Parcel Number 035-SW0-05-012 / Property ID 403691
Property Address:	367 BIG VALLEY DR, SHEPHERDSVILLE, KY, 40165
County, State:	Bullitt County KY
Subdivision:	BIG VALLEY
Lot Number:	14
Legal Description:	LT 14 SEC 6 BIG VALLEY
TRS:	N/A
Parcel Size:	0.4 Acres
Terrain Type:	Wooded
Lot Dimensions:	171.35 feet North 73.63 feet East 211.44 feet South 113.8 feet West
Elevation:	500 feet
Flood Zone / Wetlands:	Yes. The location of this parcel falls within a designated "Flood-Zone" area, minimal wetlands present.
Notes:	N/A

Property Location & Access

Google Map Link:	https://maps.app.goo.gl/bXneRJCyRqgd8g52A
GPS Coordinates (Center):	38.0299, -85.7346

GPS Coordinates (4 corners):	38.0301, -85.7345 NE1 38.0300, -85.7342 NE2 38.0296, -85.7346 SW1 38.0298, -85.7349 SW2
City or County Limits:	County
School District:	Bullitt County School District
Access To Property:	Yes, BIG VALLEY DR
Road Type:	PAVED
Who Maintains Roads:	County
Closest Highways:	I-65
Closest Major City:	Louisville, Kentucky (27 min, 19.6 miles)
Closest Small Town:	Brooks, Kentucky (9 min, 5.0 miles)
Closest Gas Station:	Valero gas station, 995 Clermont Rd, Shepherdsville, KY 40165 (15 min, 9.2 miles)
Nearby Attractions:	Louisville Mega Cavern, 1841 Taylor Ave, Louisville, KY 40213 (23 min, 16.0 miles) Waterfront Park, 129 River Rd, Louisville, KY 40202 (27 min, 20.4 miles) Cherokee Park, 745 Cochran Hill Rd, Louisville, KY 40206 (28 min, 19.9 miles)
Notes:	Sewer plant located directly east, may pose a problem to prospective buyers.
Property Tax Information	
Assessed Taxable Value:	\$10,000
Assessed Actual Value:	\$10,000
Back Taxes Owed? If so amount owed:	Yes, 3,668.89
Tax Liens? If so amount owed:	No
Annual Property Taxes:	\$114.00
Notes:	Taxes are due since 2010

Zoning & Restriction Information

Zoning / Property Use Code:	R-4 Residential Zone
What can be built on the property?	Please see the attachment
Time limit to build?	Permit will be good for 1 year
Is camping allowed?	No
Camping restrictions if any:	N/A
Are RV's allowed?	No
RV restrictions if any:	N/A
Are mobile homes allowed?	Yes
Mobile home restrictions if any:	Only one mobile home is allowed. Must meet the setbacks
Are tiny homes allowed?	Yes
Tiny home restrictions if any:	1 room must be 120 sq.ft and 7' wide. If built onsite
Are short term vacation rentals allowed?	No
Vacation rental restrictions if any:	N/A
Is property part of an HOA / POA?	County does not possess any information regarding this matter, and no relevant information could be found online. It would be advisable to verify with the property owner.
HOA / POA dues, if any:	N/A
Subdivision CC&R Availability:	There is a fee of \$0.50 per page to get a copy of the CC&Rs
CC&R Information:	Book/ Page: D337/ 658
Deed Availability:	There is a fee of \$0.50 per page to get a copy of the deed.
Deed Information:	Book/ Page: 261/ 709
Notes:	This parcel is OUTSIDE the city limits. Information above is based on County Restrictions, unable to obtain CC&R's or confirm if Deed Restrictions are present, additional restrictions may apply.

Utility Information

Water?	Would have to contact Louisville Water Company (502) 583-6610
Sewer / Septic?	Would have to contact Louisville Water Company (502) 583-6610
Electric?	Would have to contact Salt River Electric Cooperative (+18002217465)
Gas?	Would have to contact Holston Gases Inc (+15029555928), Ferrellgas (+15025382646), etc.
Waste?	Would have to contact WM - Louisville, KY (+18006079509), Green River Waste (+15023884500), County Wide Waste (+15027738166), etc.
Notes:	Per Louisville Water Company, They provide water and Sewer service to the nearby address of 417 Big Valley Dr, contact them for connection details and fees.

County Contact Information

County Website:	https://bullittpva.com/
Assessor Website:	https://bullittpva.com/
Treasurer Website:	https://bullitt.kysheriff.org/wp/tax-collection/
Recorder Website:	https://www.bullittcountyclerk.com/online-record-search
GIS Website:	https://app.regrid.com/us/ky/bullitt#b=admin&base=satellite
Zoning Link:	http://bcpad.net/
Phone number for Planning Dept:	(502) 543 - 2262
Phone number for Recorder:	502-543-2513
Phone number for Treasurer:	502-543-2514
Phone number for Assessor:	502-543-7480
City Website:	N/A
Phone number for City:	N/A
Notes:	N/A