

Comparative Market Analysis

4400 Kern Ct, Louisville, KY 40218

APN: 201504120000

Jefferson County Data as of: 07/17/2020



Bedrooms:
Bathrooms:
Status: Off Market
Distressed: No
Ownership: Corporate
Occupancy: Non-Owner Occupied
Property Type: Land
Owner Name: HOME PARTNERS L P
Mailing Address: 517 BROOKVIEW RD
LOUISVILLE, KY 40207

Year Built:
Square Feet:

Comparables
Properties: 39
Avg. Sale Price: \$178,915
Days on Market: 55

Opportunity
Estimated Value:
Estimated Equity:
Mortgage Balance:
Monthly Rent:
Liens: \$0

Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF KY, COUNTY OF JEFFERSON, WITH A SITUS ADDRESS OF 4400 KERN CT, LOUISVILLE, KY 40218-3904 C078

Last Market Sale

Seller:
Buyer:
Rec. Date:
Sale Date:
Sale Price:

Current Listing Status

There is no listing data available.

Active Foreclosure Status

There is no foreclosure data available.

Association Information

Type	Name	Fee Type	Fee Amount	Fee Frequency
There is no association data available.				

Property Details - Public Record

Land Use: Commercial-Vacant Land **Lot Size:** 10,454 SqFt. **Stories:**
Zoning: R7-RESIDEN **Living Area:** **Pool:**
Year Built: **Bedrooms:** **Fireplace:**
Style: **Bathrooms:** **Heating:**
Basement: **Total Rooms:** **Cooling:** **Parking Spaces:**
Parking Type:
Interior Wall:
Exterior Wall:
Price / Sq.Ft.

Open Liens

Owner 1: HOME PARTNERS L P **Combined Loan To Value:** 0 %
Owner 2: **Estimated Equity:**

Date	Position / Type	Amount	Lender	Borrower(s)	Loan Type	Term
There is no open lien data available.						

Involuntary Liens

Date	Type	Amount	Debtor	Petitioner	Document #
There is no involuntary lien data available.					

Prior Loan History

Date	Position / Type	Amount	Lender	Borrower(s)	Loan Type	Term
There is no prior loan data available.						

Transfers & Conveyances

Date	Document Type	Transaction Type	From	To	Amount
There is no transfer data available.					

Ownership History (Full Value Transfers)

Date	Document Type	Transaction Type	Seller	Buyer	Amount
There is no sale data available.					

Tax Status

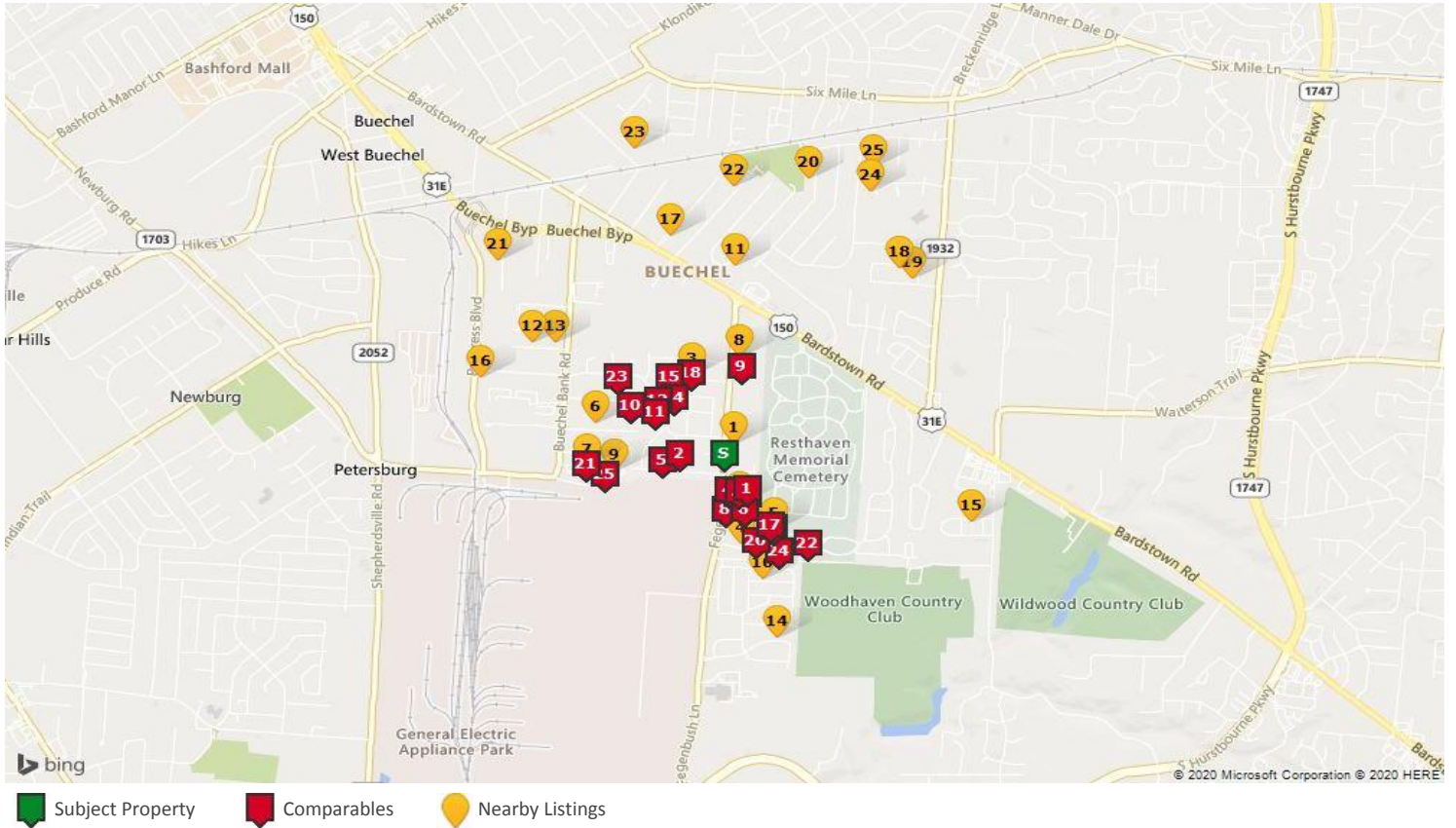
Assessor Parcel #: 201504120000	Land Value: \$24,000	Total Taxable Value: \$24,000
Tax Year: 2019	Improvement Value:	Property Tax: \$284

Listing History

Date	Status	Sub Status	Listed At	Sold	Sold For	\$ / Sq. Ft.	Days On Market
There is no listing data available.							

Comparables & Nearby Listings

Subject Property: 4400 Kern Ct, Louisville, KY 40218-3904



COMPARABLES													
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq.Ft.	\$/Sq.Ft.	Beds	Baths	Lot Size	Age
1	0.1		5018 Roy William Pl, Louisville, Ky 40228	7/17/19	\$218,250			2,100	\$104	3	2.5	6,534	17
2	0.1		4908 Applegrove Ln, Louisville, Ky 40218	4/24/20	\$132,000			1,119	\$118	3	2	8,712	19
3	0.1		4923 Celeste Dr, Louisville, Ky 40228	2/28/20	\$183,000			1,358	\$135	3	2	6,970	17
4	0.1		4924 Celeste Dr, Louisville, Ky 40228	12/23/19	\$170,000			1,358	\$125	3	2	6,970	17
5	0.2		4939 Applegrove Ln, Louisville, Ky 40218	8/30/19	\$105,000			1,508	\$70	3	2	5,663	18
6	0.2		4512 Jett Thomas Dr, Louisville, Ky 40228	6/04/20	\$228,000			2,100	\$109	4	2.5	5,663	17
7	0.2		5022 Roy William Pl, Louisville, Ky 40228	8/28/19	\$320,000			1,407	\$227	3	3	6,534	18
8	0.2		4500 Jett Thomas Dr, Louisville, Ky 40228	7/25/19	\$170,000			1,361	\$125	3	2	8,276	17
9	0.3		4503 Fegenbush Ln, Louisville, Ky 40228	8/15/19	\$240,000			1,395	\$172	3	3	59,677	65
10	0.3		4126 Sanford Ave, Louisville, Ky 40218	11/07/19	\$177,000			1,600	\$111		2	26,049	36
11	0.3		4619 Beechbrook Rd, Louisville, Ky 40218	1/31/20	\$69,000			1,092	\$63	3	1	10,019	47
12	0.3		4616 Beechbrook Rd, Louisville, Ky 40218	4/24/20	\$170,000			1,291	\$132	2	2	5,793	26
13	0.3		4624 Beechbrook Rd, Louisville, Ky 40218	7/19/19	\$49,000			912	\$54	3	1	4,487	21

14	0.3		4609 Beechbrook Rd, Louisville, Ky 40218	5/13/20	\$700,000			3,430	\$204			10,019	49
15	0.3		4200 Norbrook Dr, Louisville, Ky 40218	11/26/19	\$42,000			782	\$54	2	1	42,384	41
16	0.3		4198 Norbrook Dr, Louisville, Ky 40218	10/04/19	\$40,000			733	\$55	2	1	42,384	41
17	0.3		6905 Laysan Teal Ct, Louisville, Ky 40228	11/08/19	\$195,000			1,906	\$102	3	2.5	7,405	10
18	0.3	L	4303 Norbrook Dr, Louisville, Ky 40218	3/30/20	\$300,000	7/11/20	\$725	5,103	\$59	2	1	10,890	49
19	0.3	L	6907 Laysan Teal Ct, Louisville, Ky 40228	1/24/20	\$188,000	12/09/19	\$190,000	1,763	\$107	3	2.5	9,583	10
20	0.3		6903 Merganser Dr, Louisville, Ky 40228	12/10/19	\$172,500			1,208	\$143	3	1.5	6,098	12
21	0.4		6317 Cottagemeadow Dr, Louisville, Ky 40218	3/11/20	\$144,900			1,589	\$91	3	2.5	428,892	
22	0.4		5605 Bannan Crossings Dr, Louisville, Ky 40228	5/14/20	\$222,000			1,828	\$121	3	2.5	9,583	7
23	0.4		4200 Lambert Ave, Louisville, Ky 40218	5/08/20	\$190,000			1,125	\$169	3	2.5	10,400	48
24	0.4		5805 Bannan Crossings Dr, Louisville, Ky 40228	9/26/19	\$195,000			1,584	\$123	3	2.5	12,632	11
25	0.4		6442 Cottagemeadow Dr, Louisville, Ky 40218	4/29/20	\$4,350			1,788	\$2	3	1.5	1,110	17

L: Listed F: Foreclosure P: Pre-Foreclosure A: Auction

NEARBY LISTINGS													
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq.Ft.	\$/Sq.Ft.	Beds	Baths	Lot Size	Age
1	0	C	4803 Fegenbush Ln, Louisville, Ky 40228			7/01/20	\$150,000	1,353	\$111	3	1	29,400	66
2	0.2	A	4507 Jett Thomas Dr, Louisville, Ky 40228	10/30/07	\$138,000	7/01/20	\$229,995	1,724	\$133	3	2	7,405	18
3	0.3	A	4303 Norbrook Dr, Louisville, Ky 40218	3/30/20	\$300,000	7/11/20	\$725	5,103	\$0	2	1	10,890	49
4	0.3	P	5906 Bannan Crossings Dr, Louisville, Ky 40228	7/02/13	\$149,900	6/26/20	\$200,000	1,605	\$125	3	2.5	10,019	11
5	0.3	C	6907 Laysan Teal Ct, Louisville, Ky 40228	1/24/20	\$188,000	12/09/19	\$190,000	1,763	\$108	3	2.5	9,583	10
6	0.4	P	4111 Handley Ave, Louisville, Ky 40218			6/24/20	\$230,000	1,554	\$148	3	1.5	23,331	68
7	0.4	P	6315 Cottagemeadow Dr, Louisville, Ky 40218	11/22/06	\$99,500	5/18/20	\$119,900	1,219	\$98	3	2	1,219	18
8	0.4	A	4409 Fegenbush Ln, Louisville, Ky 40228			5/12/20	\$235,000	1,146	\$205	3	2	59,242	69
9	0.4	P	6423 Cottagemeadow Dr, Louisville, Ky 40218	2/24/17	\$106,500	4/27/20	\$144,900	1,630	\$89	3	2.5	6,983,712	16
10	0.5	P	7011 Osprey Ridge Dr, Louisville, Ky 40228	12/28/16	\$113,000	6/24/20	\$139,900	1,308	\$107	2	2	1,456,920	16
11	0.7	A	119 Bonnie Ln, Louisville, Ky 40218		\$95,500	7/08/20	\$125,000	960	\$130	3	1	10,019	64
12	0.7	P	4029 Busath Ave, Louisville, Ky 40218			6/25/20	\$149,900	1,036	\$145	2	1	13,125	67
13	0.7	C	4039 Busath Ave, Louisville, Ky 40218	2/16/18	\$200,000	6/06/20	\$240,000	2,335	\$103	3	2	13,939	64
14	0.7	P	6921 Woodhaven Place Dr, Louisville, Ky 40228	10/18/05	\$139,900	6/03/20	\$185,000	1,496	\$124	3	2	5,663	17
15	0.8	A	7078 Wildwood Cir #8-182, Louisville, Ky 40291	6/15/16	\$53,000	7/06/20	\$94,995	1,173	\$81	3	2	518,066	41
16	0.8	A	4000 Lambert Ave, Louisville, Ky 40218	8/30/11	\$102,500	7/01/20	\$259,000	1,464	\$177	4	2	20,473	61
17	0.8	P	2208 Richland Ave, Louisville, Ky 40218	6/09/14	\$165,000	6/24/20	\$195,000	1,700	\$115	4	3	8,276	100
18	0.9	P	223 Welburn Dr, Louisville, Ky 40218	9/14/18	\$145,000	6/22/20	\$150,000	960	\$156	3	1	9,583	65
19	0.9	P	200 Marian Dr, Louisville, Ky 40218	6/25/15	\$63,334	6/02/20	\$197,000	1,296	\$152	4	1.5	14,810	65
20	1	P	256 Derby Ave, Louisville, Ky 40218	5/29/20	\$78,000	7/09/20	\$144,900	875	\$166	3	1	9,750	64
21	1	P	330 Plaza Ave, Louisville, Ky 40218	2/13/06	\$128,500	6/21/20	\$199,000	1,350	\$147	3	2	12,310	29
22	1	C	2261 Beargrass Ave, Louisville, Ky 40218	3/07/17	\$167,000	5/11/20	\$189,900	1,615	\$118	4	2	13,504	100
23	1.1	P	4045 Crawford Ave, Louisville, Ky 40218	4/25/13	\$100,000	7/06/20	\$165,000	1,164	\$142	3	1	10,019	67
24	1.1	C	6905 Heavrin Ave, Louisville, Ky 40218	7/16/15	\$122,500	6/30/20	\$166,000	1,080	\$154	3	1	8,712	41
25	1.1	P	3716 Bartlett Ct, Louisville, Ky 40218	4/30/18	\$147,500	6/26/20	\$184,900	1,440	\$128	3	2	9,148	34

A: Active P: Pending C: Contingent

Statistics for Louisville, KY

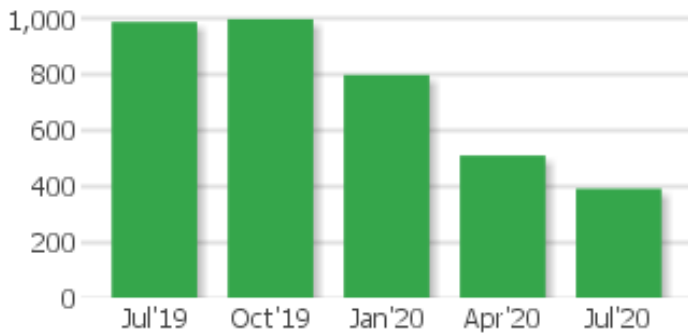


0.21 % Last 30 Days Price Change

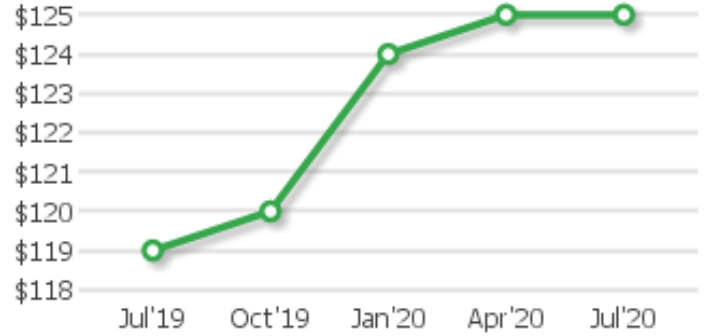


-3.35 % Last 30 Days Rent Change

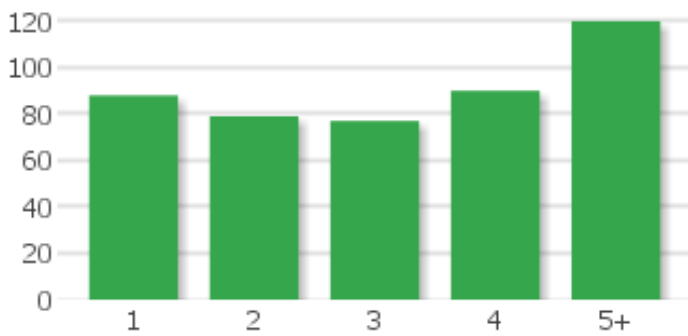
New Pre-Foreclosures



\$ / SqFt



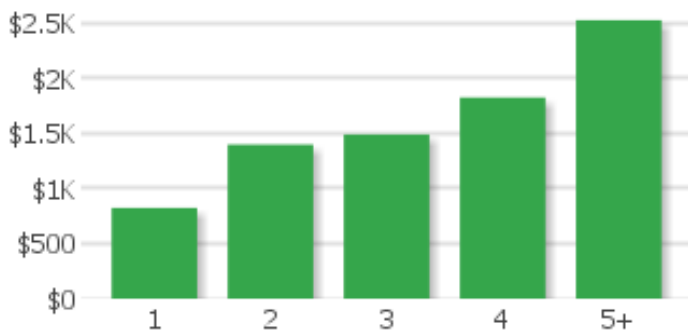
Average Days on Market



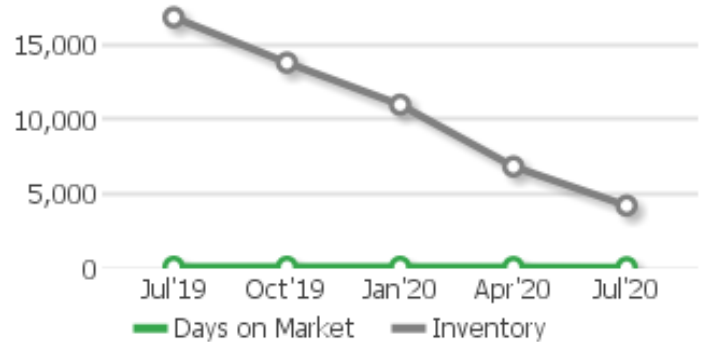
List Price vs. Sale Price



Average Monthly Rent




Days on Market vs. Inventory



Statistics for Louisville, KY


Market Trend

 **3.79 %**
1,369
New Listings


Last 30 Days

 **-32.82 %**
608
Closed Sales

Market Trend

 **33.8 %**
7,803
New Listings


Last 6 Months

 **19.96 %**
4,562
Closed Sales


Listing Trend

 **-3.61 %**
4,220
Homes for Sale


Last 30 Days


 **-2.39 %**
\$268,097
Average List Price


Listing Trend


 **17.02 %**
10,988
Homes for Sale


Last 6 Months

 **5.18 %**
\$262,242
Average List Price

 **-0.74 %**
\$121
Average List \$ / SqFt

 **-11.73 %**
74
Average DOM


 **2.64 %**
\$120
Average List \$ / SqFt

 **-16.62 %**
103
Average DOM

Sales Trend

 **-21.73 %**
652
Homes Sold


Last 30 Days


 **14.55 %**
\$197,456
Average Sale Price


Sales Trend


 **-29.34 %**
6,156
Homes Sold


Last 6 Months

 **-2.82 %**
\$194,519
Average Sale Price

 **7.48 %**
\$122
Average Sale \$ / SqFt

 **-5.13 %**
77
Average DOM

 **-1.3 %**
\$124
Average Sale \$ / SqFt

 **-1.86 %**
85
Average DOM