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RECEIVED

APR 08 2015

PUBLIC SERVICE
COMMISSION

HENRY E. SMITH
henry@smithlawoffice.net

April 7, 2015

VIA UPS OVERNIGHT

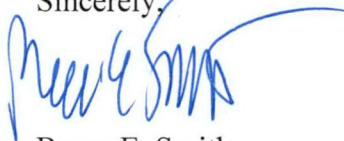
Mr. Jeff R. Derouen
Executive Director
Kentucky Public Service Commission
211 Sower Boulevard
P.O. Box 615
Frankfort, Kentucky 40602

Re: Jessamine-South Elkhorn Water District Notice of Filing

Dear Mr. Derouen:

Delivered under cover of this letter is an original and ten (10) copies of **Jessamine-South Elkhorn Water District's Motion to Take Administrative Notice.**

Sincerely,



Bruce E. Smith

Enclosures

cc: Robert M. Watt, III, Esq.
Jennifer Black Hans, Esq.

g:\...USEWD\Forest Hills\Derouen ltr Motion 040715

COMMONWEALTH OF KENTUCKY

BEFORE THE PUBLIC SERVICE COMMISSION

In the Matter of:

APPLICATION OF JESSAMINE-SOUTH ELKHORN)
WATER DISTRICT FOR A CERTIFICATE OF)
PUBLIC CONVENIENCE AND NECESSITY TO)
CONSTRUCT AND FINANCE A WATERWORKS) **CASE NO 2014 -00084**
IMPROVEMENT PROJECT PURSUANT TO KRS)
278.020 AND 278.300)

APPLICANT’S MOTION TO TAKE ADMINISTRATIVE NOTICE

Comes now the Applicant, Jessamine-South Elkhorn Water District (“JSEWD” or “District”), by counsel, and moves the Kentucky Public Service Commission (“Commission”) to take administrative notice of certain property records maintained by the Jessamine County Property Valuation Administrator on his website, www.jessaminepva.com.

The records relate to properties presented in “notes” filed as a post hearing data response by Intervenor Forest Hills Residents’ Association, Inc.’s witness, E Clark Toleman. In order to assure that the information before the Commission is complete and accurate, the District moves that the Commission take administrative notice of the following documents from the Jessamine PVA web site.

- 1 Most recent property record for 618 Burr Oak Road;
- 2 Most recent property record for 626 Burr Oak Road; and
- 3 Most recent report of sales on Burr Oak Road

This information is a public record that is not currently in the record of this proceeding,

as its relevance was not known until after the hearing in this proceeding. In order to fully respond to Mr. Toleman's post-hearing data response without undue delay, and to avoid undue prejudice to JSEWD by having inaccurate and incomplete evidence in the record, the Commission is respectfully requested to take administrative notice of these published governmental records. While JSEWD has requested such notice in its brief also filed this day, in an abundance of caution the District is also filing this Motion to notice these published public records. The information that is requested to be noticed is attached hereto for convenience.

WHEREFORE, JSEWD respectfully moves that the Commission take administrative notice of the identified public records.

Anthony G. Martin, Esq.
P.O. Box 1812
Lexington, Kentucky 40588
agmlaw@aol.com
(859)268-1451

AND



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Henry E. Smith, Esq.
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(859)885-3393
CO-COUNSEL FOR DISTRICT

CERTIFICATE OF SERVICE

The undersigned certifies that a true copy of the foregoing Applicant's Motion to incorporate Documents was mailed to the following individuals, postage prepaid, on April 7, 2015.

Robert M. Watt, III, Esq.
Monica H. Braun, Esq.
300 West Vine Street, Suite 2100
Lexington, KY 40507

Jennifer Black Hans, Esq.
Gregory T. Dutton, Esq.
Stefanie Kingsley, Esq.
Assistant Attorneys General
1024 Capital Center Drive, Suite 200
Frankfort, KY 40601-8204



Bruce E. Smith

Jessamine County, Kentucky
Property Valuation Administrator
Brad Freeman



Property Search Display

618 BURR OAK

Property Information

Owner DIXON GREGORY L & PATRICIA R
Mailing Address 618 BURR OAK DRIVE
NICHOLASVILLE KY 40356

Legal Description Lot 24
Block
Unit
Section
DB/PG 710/53 PC/SL PC10/121

Subdivision FOREST HILLS
Tax District C at 1 039 / \$100 of assessed value
Parcel ID# 043-00-00-001 24
Property Class Residential
Lot Size
Acreage 1

Property Characteristics

Square Feet	3424	Style	1 STORY	Year Built	2014
Bedrooms	3	Full Bath	3	Half Bath	1
Basement	SUNKEN	Bsmt Total Sq Ft	3424	Bsmt % Finished	0
Exterior	MAS/VEN	Garage/Carport	ATTCHD 3		
HeatType	ELECTRC	Central Air	Y		
Fireplace		Pool	Y		

Assessment

Fair Cash Value Total \$ 802249
Homestead Exemption \$ 0 0
Disability Exemption \$ 0

Taxable Assessment for 2016 \$ 802249
Taxable Assessment for 2015 \$ 802249

Sales History

Date	05/15/2014	Price	\$ 762249	DB/PG	710/53
Buyer's Name	DIXON GREGORY L & PATRICIA R				
Seller's Name	GALE PROPERTY MANAGEMENT LLC				
Date	08/22/2013	Price	\$ 137000	DB/PG	696/108
Buyer's Name	GALE PROPERTY MANAGEMENT LLC				
Seller's Name	SHELTON BRETT & CECILIA				

Photo

(click photo to enlarge)

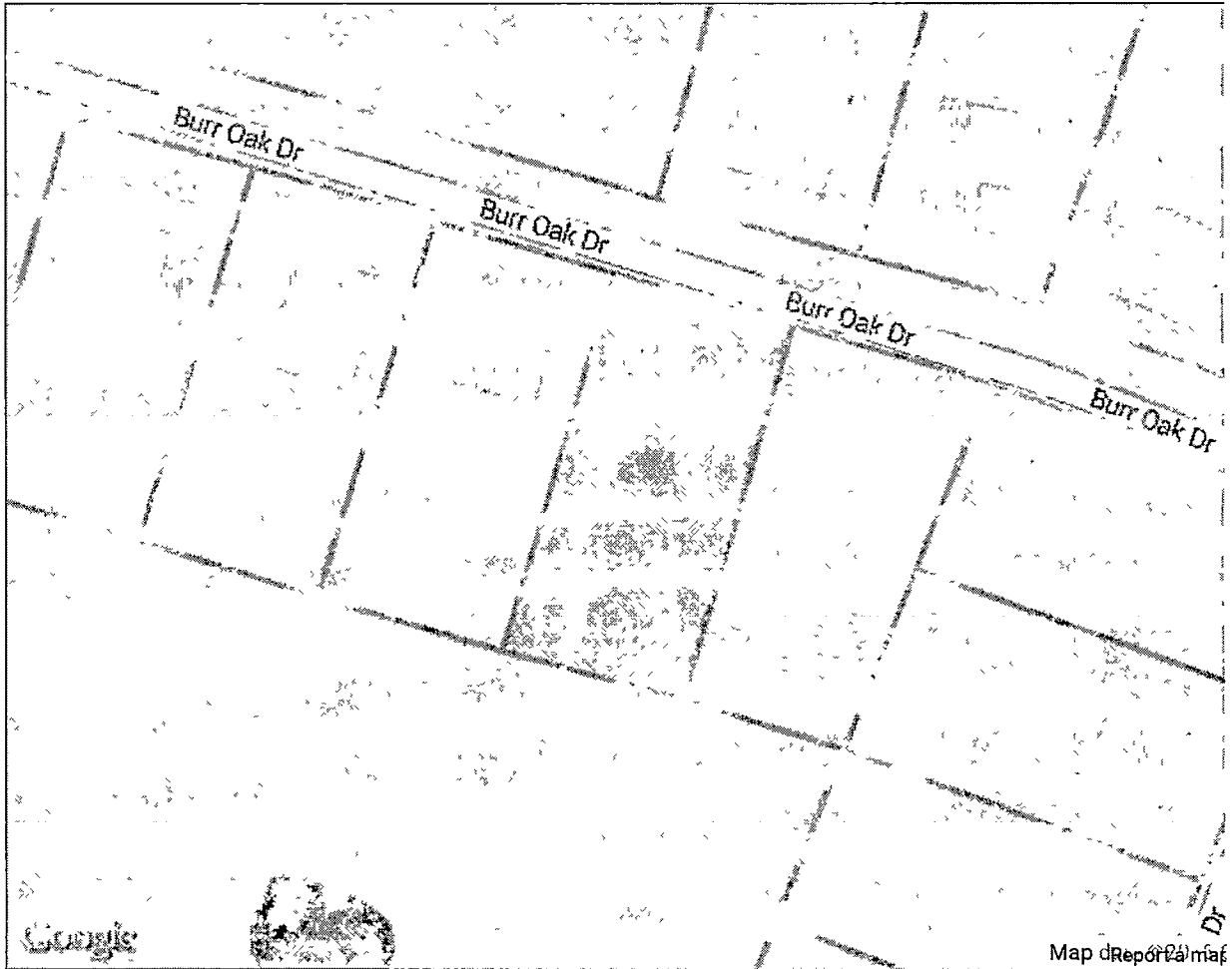


Sketch

(click sketch to enlarge)



GIS Map



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Jessamine County, Kentucky
Property Valuation Administrator
Brad Freeman



Property Search Display

626 BURR OAK DR

Property Information

Owner BATES WILLIAM
 Mailing Address 704 CHINKAPIN DR
 NICHOLASVILLE KY 40356-0000

Legal Description Lot 22
 Block
 Unit
 Section
 DB/PG 681/594 PC/SL PC10/121

Subdivision FOREST HILLS
 Tax District C at 1 039 / \$100 of assessed value
 Parcel ID# 043-00-00-001 22
 Property Class Residential
 Lot Size
 Acreage 1

Property Characteristics

Square Feet	Style	Year Built
Bedrooms 0	Full Bath 0	Half Bath 0
Basement	Bsmt Total Sq Ft 0	Bsmt % Finished 0
Exterior	Garage/Carport	
HeatType	Central Air	
Fireplace	Pool N	

Assessment

Fair Cash Value Total \$ 95000
 Homestead Exemption \$ 0 0
 Disability Exemption \$ 0

Taxable Assessment for 2016 \$ 95000
 Taxable Assessment for 2015 \$ 95000

Sales History

Date	12/28/2012	Price \$ 80000	DB/PG 681/594
Buyer's Name	BATES WILLIAM		
Seller's Name	PBI BANK INC		
Date	06/29/2009	Price \$ 153000	DB/PG 623/106
Buyer's Name	PBI BANK INC		
Seller's Name	T L DAVIS CONSTRUCTION LLC		
Date	12/01/2006	Price \$ 170000	DB/PG 573/385
Buyer's Name	T L DAVIS CONSTRUCTION LLC		
Seller's Name	FOREST HILLS OF KENTUCKY LLC		

0	DB/PG 565/629	Buyer's Name	Date	07/17/2006	Price \$
Seller's Name	MCDONALD BUILDERS INC		FOREST HILLS OF KENTUCKY LLC		
Date	04/13/2006	Price \$ 340000	DB/PG 560/64		
Buyer's Name	MCDONALD BUILDERS INC				
Seller's Name	FOREST HILLS OF KENTUCKY LLC				

Photo

(click photo to enlarge)

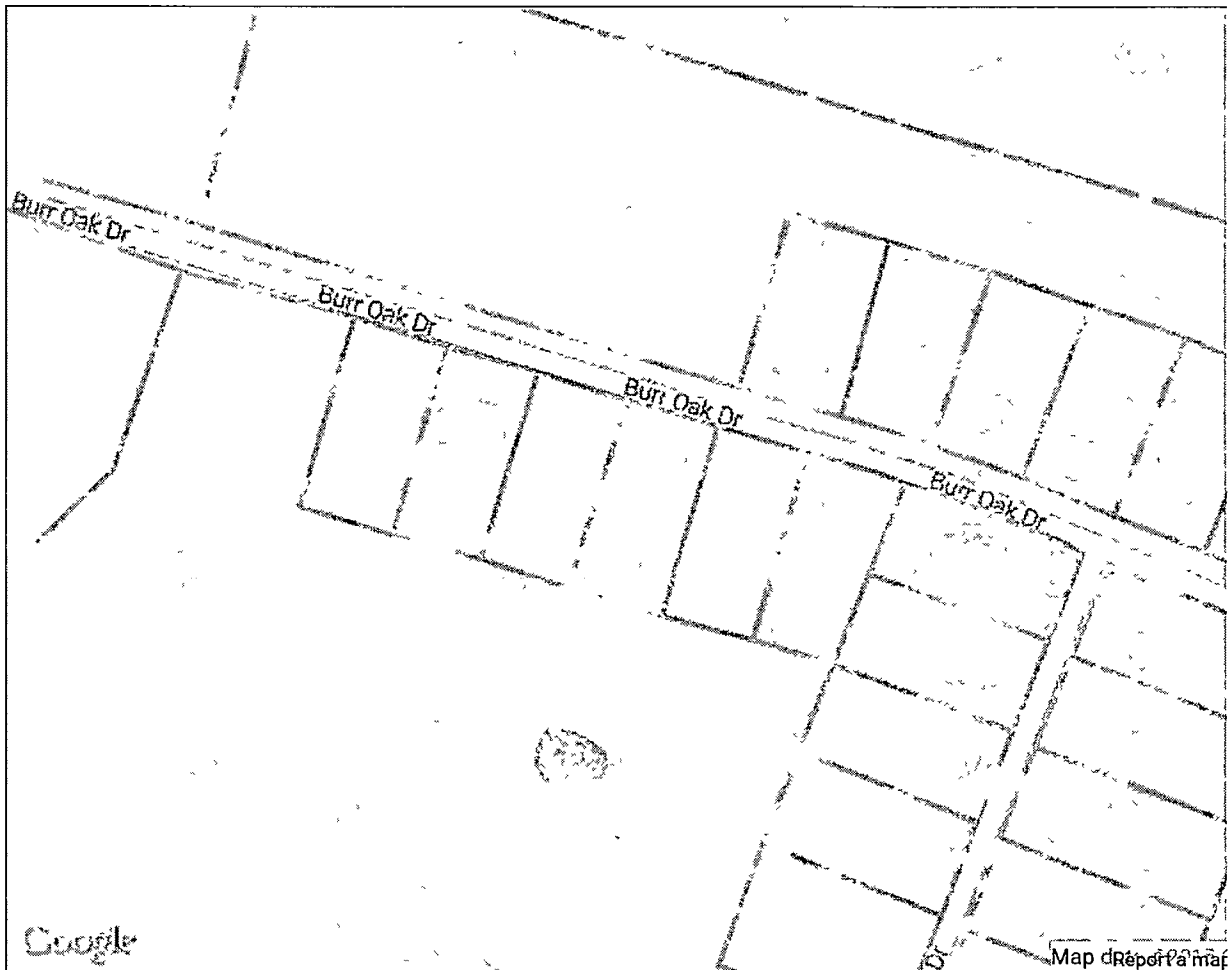


Sketch

(click sktech to enlarge)



GIS Map



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Sales Search Results

(Please click on "View Record" for the property you want to see)

	Sale Price	Sale Date	SqFt	Street Address
View Record	170000	02/07/2006	0	623 BURR OAK DRIVE
View Record	170000	03/15/2006	0	639 BURR OAK DR
View Record	340000	04/13/2006	0	631 BURR OAK
View Record	340000	04/13/2006	0	626 BURR OAK DR
View Record	170000	04/13/2006	0	627 BURR OAK
View Record	340000	04/18/2006	0	638 BURR OAK
View Record	175000	04/18/2006	0	604 BURR OAK
View Record	175000	04/18/2006	0	600 BURR OAK
View Record	170000	04/22/2006	0	619 BURR OAK
View Record	170000	04/26/2006	0	612 BURR OAK DR
View Record	170000	05/03/2006	0	618 BURR OAK
View Record	0	07/17/2006	0	626 BURR OAK DR
View Record	0	07/17/2006	0	635 BURR OAK DR
View Record	0	07/24/2006	0	608 BURR OAK DR
View Record	937324	10/13/2006	0	639 BURR OAK
Page 1 of 23 Total Records 44				

(To return to your Search Query, please click your browser's "back" button)

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