

**Illinois Municipal Electric Agency and  
Indiana Municipal Power Agency**

**Response to Electric Generating and Siting Board  
Order of July 11, 2005**

**Case No. 2005-00152**

Witness: Mayo

- Q-5. Provide the original data sets on property sales and assessed values used in the Property Value Assessment (Section 4.0), prior to any adjustments (a) for inflation or (b) to exclude the value of structures or improvements on the properties.
- A-5. Please see the attached original data set provided to IMEA and IMPA by LG&E and KU.

Trimble County Property Assessment				
Property Address	Sale Price	Assessed Value	Town	
43 Fairway Drive	\$10,000	N/A	Bedford	CHANGED USE-FARM TO SUBDIVISION
20 Fairway Drive	\$12,000	\$14,000	Bedford	
667 Gills Ridge Road	\$32,500	N/A	Bedford	CHANGED USE-FARM TO SUBDIVISION
916 Bay Bridge Road	\$45,000	N/A	Bedford	PARTIAL SALE
327 Fairway Drive	\$31,000	N/A	Bedford	CHANGED USE-FARM TO SUBDIVISION
773 Button Ridge Road	\$27,500	N/A	Bedford	PARTIAL SALE
9 Persell Road	\$45,000		Bedford	NO SUCH ADDRESS
243 Fairway Drive	\$35,000	N/A	Bedford	CHANGED USE-FARM TO SUBDIVISION
460 Starks Lane	\$55,000	\$48,000	Bedford	SALE PRICE IS \$54,000
3720 Bray Ridge Road	\$50,000	\$20,000	Bedford	
1 Mount Pleasant Road	\$95,000		Bedford	NO SUCH ADDRESS
706 Button Ridge Road	\$55,000	N/A	Bedford	PARTIAL SALE
6375 Highway 42	\$63,756		Bedford	NO SUCH ADDRESS
3800 Sulphur-Bedford Road	\$72,800	\$35,000	Bedford	NO SUCH 911 ADDRESS
1436 Richmond Hill Road	\$81,480	N/A	Bedford	PARTIAL SALE
2184 Highway 421	\$197,000		Bedford	NO SUCH ADDRESS
36 Heather Drive	\$197,000	N/A	Milton	CHANGED USE-FARM TO SUBDIVISION
299 Racetrack Road	\$234,191	N/A	Milton	ORIGINAL SPLIT INTO 2 TRACKS
2333 Peck Pike	\$195,500	N/A	Milton	PARTIAL SALE
100 Fisher Ridge Road	\$350,000	\$275,000	Milton	
6501 Highway 42 West	\$342,500	N/A	Bedford	CHANGED USE-FARM TO SUBDIVISION
947 Leepport Road	\$185,000	\$140,000	Bedford	
2071 Highway 42 West	\$150,000		Bedford	NO SUCH ADDRESS
NOTES				
1. Data provided by Trimble County PVA office located Bedford, KY.				
2. Most properties listed were farms purchased for subdividing purposes.				

# Tamplin & Co.

Philip J. Tamplin, Jr. MAI  
Real Estate Appraisers & Consultants  
6511 Glenridge Park Place  
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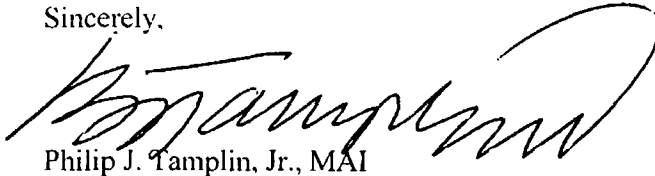
March 22, 2004

Mr. Brian Klausner  
Mr. John Wynne  
Black & Veatch  
11401 Lamar Avenue  
Overland Park, KS 66211

Dear Mr. Klausner and Mr. Wynne:

Attached is the email of March 19, 2004, with the revised request. As we indicated on the telephone, photographs are attached as available. Please note that the data includes 30 sales segregated by size. The properties were adjusted by property rights, sale terms, plottage or improvements, as noted. All properties are in Trimble County, Kentucky with various locations. If you have any questions, please call.

Sincerely,



Philip J. Tamplin, Jr., MAI

Attachments

## SITE ASSESSMENT STUDY

LG & E Trimble County Plant

PVA Map No	Owner	Land Size Acres	Land Use	Assessed Value	Last Sale Price	Last Sale Date
011-00-00-026.00	Goode	10	Residential/Farm	40,000	-	Aug-87
011-00-00-023.00	Cook	0.41	Residential	130,000	130,000	Oct-04
011-00-00-022.00	Dunlap	1.59	Residential	25,000	-	Apr-58
011-00-00-009.00	Rowlett	53	Residential/Farm	75,000	-	Mar-72
011-00-00-003.00	Bachman	110	Farm	125,000	80,000	May-93
011-00-00-010.00	Frye	24	Farm	35,000	-	Jan-75
011-00-00-001.00	Mahoney Heirs	93	Farm	167,000	-	Jun-47
010-00-00-043.00	Mc Dole	10	Residential	43,000	-	Jun-85
010-00-00-042.00	Leach	150.83	Farm	300,000	-	> 50 Years
011-00-00-016.00	Dean	51	Farm	55,000	-	> 50 Years
010-00-00-038.00	Bowling	20	Farm	33,000	33,000	Jul-93
010-00-00-038.01	Harp	2.83	Residential	5,000	5,000	Jan-96
010-00-00-037.00	Tingle	0.67	Residential	45,000	-	Feb-79
010-00-00-036.00	Cassell	152	Farm	350,000	-	Jun-89
010-00-00-028.00	Stansberry	25	Farm	65,000	91,500	Nov-99
010-00-00-027.00	Jc Cutcheon	2	Residential	29,000	-	Jan-69
010-00-00-026.00	Dunlap	1	Residential	74,000	-	Sep-87
010-00-00-025.00	Dunlap	4-5	Residential	20,000	20,000	Sep-93
010-00-00-022.00	Tingle	2.75	Residential	31,000	-	Jan-65
010-00-00-024.02	Wheeler	111	Farm	300,000	-	May-93
010-00-00-010.00	Stubbs	41	Farm	150,000	150,000	Mar-99
010-00-00-013.00	Farber	118	Farm	316,500	280,000	Aug-95
010-00-00-016.01	Bray	43	Farm	120,000	-	Jan-00
010-00-00-017.00	Stubbs	6	Residential	80,000	62,000	Aug-99
010-00-00-016.09	Sweazy	0.303	Residential	200	200	Jul-04
010-00-00-016.08	Sweazy	10.5	Farm	6,000	-	Nov-44
010-00-00-016.03	Sweazy	0.74	Residential	53,000	-	Nov-44
010-00-00-016.05	Logan	2.31	Residential	53,000	-	May-90
010-00-00-016.06	Logan	59	Farm	180000	-	Jan-68
010-00-00-016.07	Stubbs	113	Farm	100000	50,000	Apr-95
010-00-00-001.00	Stubbs	115	Farm	135000	135,000	Jul-00
004-00-00-004.00	Mahoney	15	Farm	60000	-	Apr-58
004-00-00-003.00	Mahoney	63	Farm	220000	-	Jan-68



Black and Veatch

Various locations - Trimble County

Bedford, KY 40006

# LAND SALE ADJUSTMENT GRID - 0-25 ACRES "A"

COMP #	LOCATION	TOWN	SALE PRICE	RIGHTS SOLD	TERMS/ PLOTTAGE	ADJ SALE PRICE	SIZE IN AC	ADJ SP PER AC
A-1	43 Fairway Drive	Bedford	\$ 10,000	\$ -	\$ -	\$ 10,000	2.000	\$ 5,000
A-2	20 Fairway Drive	Bedford	12,000	-	-	12,000	4.397	2,729
A-3	667 Gills Ridge Road	Bedford	32,500	-	-	32,500	4.590	7,081
A-4	916 Bray Ridge Road	Bedford	45,000	-	(6,750)	38,250	9.040	4,231
A-5	327 Fairway Drive	Bedford	31,000	-	-	31,000	9.370	3,308
A-6	773 Button Ridge Rd	Bedford	27,500	-	-	27,500	10.000	2,750
A-7	9 Persell Road	Bedford	45,000	-	-	45,000	10.090	4,460
A-8	243 Fairway Drive	Bedford	35,000	-	-	35,000	11.620	3,012
A-9	460 Starks Lane	Bedford	55,000	-	(5,000)	50,000	14.940	3,347
A-10	3720 Bray Ridge Rd	Bedford	50,000	-	-	50,000	20.000	2,500
A-11	1 Mount Pleasant Rd	Bedford	95,000	-	-	95,000	23.940	3,968

COMP #	LOCATION	TOWN	ADJUSTED SP/AC	SALE DATE	TIME CHG IN YRS	CHANGE 3%	ADJ SP PER AC
A-1	43 Fairway Drive	Bedford	\$ 5,000	9/28/00	3.47	1.11	\$ 5,541
A-2	20 Fairway Drive	Bedford	2,729	6/30/00	3.72	1.12	3,046
A-3	667 Gills Ridge Road	Bedford	7,081	4/25/02	1.90	1.06	7,490
A-4	916 Bray Ridge Road	Bedford	4,231	3/9/01	3.03	1.09	4,628
A-5	327 Fairway Drive	Bedford	3,308	10/31/98	5.39	1.17	3,879
A-6	773 Button Ridge Rd	Bedford	2,750	12/7/01	2.28	1.07	2,942
A-7	9 Persell Road	Bedford	4,460	12/11/01	2.27	1.07	4,770
A-8	243 Fairway Drive	Bedford	3,012	7/25/97	6.65	1.22	3,667
A-9	460 Starks Lane	Bedford	3,347	2/5/01	3.12	1.10	3,670
A-10	3720 Bray Ridge Rd	Bedford	2,500	8/2/01	2.63	1.08	2,702
A-11	1 Mount Pleasant Rd	Bedford	3,968	10/29/99	4.39	1.14	4,518

COMP #	LOCATION	SIZE IN AC	TIME ADJ SP/AC	LOC-ATION	TOPO-GRAPHY	SIZE	NET ADJ	ADJ SP/AC
A-1	43 Fairway Drive	2.000	\$ 5,541	0%	0%	0%	0%	\$ 5,541
A-2	20 Fairway Drive	4.397	3,046	0%	0%	0%	0%	3,046
A-3	667 Gills Ridge Road	4.590	7,490	0%	0%	0%	0%	7,490
A-4	916 Bray Ridge Road	9.040	4,628	0%	0%	0%	0%	4,628
A-5	327 Fairway Drive	9.370	3,879	0%	0%	0%	0%	3,879
A-6	773 Button Ridge Rd	10.000	2,942	0%	0%	0%	0%	2,942
A-7	9 Persell Road	10.090	4,770	0%	0%	0%	0%	4,770
A-8	243 Fairway Drive	11.620	3,667	0%	0%	0%	0%	3,667
A-9	460 Starks Lane	14.940	3,670	0%	0%	0%	0%	3,670
A-10	3720 Bray Ridge Rd	20.000	2,702	0%	0%	0%	0%	2,702
A-11	1 Mount Pleasant Rd	23.940	4,518	0%	0%	0%	0%	4,518

FILE NO

1400-2308 Trimble County Farm Sales

15-LNGR10AC

08333

Comparable Sale No.:

Code: RLSU5-9-12-Y Rec #: 18418



Location: 43 FAIRWAY DRIVE BEDFORD  
Tax Map: Block: 25-70 Lot: 01 Zip Code: 40006  
Grantor: STARK  
Grantee: MULLIKIN  
Legal Descr.: Deed Book: 93 Page: 614  
Sale Price: \$10,000 Date: 09/28/00  
Lot Size: 2.00 AC Zoning: NONE Bldg Size : 0 SF  
Comments:

CONFIRMATION OF THE SALE WAS WITH THE TRIMBLE COUNTY PVA AND THE DEED RECORD. THE TERMS OF THE SALE APPEAR TO BE CASH FOR DEED. THE PROPERTY IS LOCATED ON THE SOUTH SIDE OF FAIRWAY DRIVE, A SUBDIVISION STREET OFF HIGHWAY 42 EAST JUST NORTHEAST OF THE TOWN OF BEDFORD. THE SITE IS ON GRADE AT THE STREET AND HAS BEEN IMPROVED WITH A SINGLE FAMILY HOME. THE REAR OF THE SITE FALLS STEEPLY TO THE REAR LINE AND IS HEAVILY TREED. THIS SALE PRICE REPRESENTS A VALUE OF \$5,000 PER ACRE.

Comparable Sale No.:

Code: RLSU5-10-12-Y Rec #: 18441



Location: 20 FAIRWAY DRIVE BEDFORD  
Tax Map: Block: 25-70 Lot: 18 Zip Code: 40006  
Grantor: BALL ET AL  
Grantee: ALEXANDER  
Legal Descr.: Deed Book: 92 Page: 381  
Sale Price: \$12,000 Date: 06/03/00  
Lot Size: 4.30 AC Zoning: NONE Bldg Size : 0 SF  
Comments:

CONFIRMATION OF THE SALE WAS WITH MR. GLEN PERKINSON. THE TERMS OF THE SALE ARE UNKNOWN. THE PROPERTY IS LOCATED ON THE NORTH SIDE OF FAIRWAY DRIVE, JUST SOUTH OF HIGHWAY 42. THE LOCATION IS NORTHEAST OF THE TOWN OF BEDFORD. THE SITE IS ON GRADE AT THE STREET AND ROLLS GENTLY AND IS PARTIALLY TREED AND PARTIALLY OPEN. THE SALE PRICE REPRESENTS A VALUE OF \$2,729/ACRE.



Comparable Sale No.:

Code: RLSU5-7-12-Y Rec #: 18405



Location: 667 GILLS RIDGE ROAD BEDFORD  
Tax Map: Block: 19 Lot: 4.02 Zip Code: 40006  
Grantor: PYLES  
Grantee: ROTHMAN  
Legal Descr.: Deed Book: 100 Page: 11  
Sale Price: \$32,500 Date: 04/25/02  
Lot Size: 4.59 AC Zoning: Bldg Size : 0 SF  
Comments:

CONFIRMATION OF THE SALE WAS WITH THE DEED RECORD, PVA RECORD AND MR. GLEN PERKINSON. THE TERMS OF THE SALE WERE APPARENTLY CASH FOR DEED. THE PROPERTY IS LOCATED ON THE SOUTH SIDE OF GILLS RIDGE ROAD, SOUTH OF BRAY RIDGE ROAD AND EAST OF RIVER VALLEY WAY. THE SITE IS ON GRADE AT THE STREET AND FALLS TO THE REAR LINE AND IS AVAILABLE TO CITY WATER. THE TRACT WAS UNIMPROVED AT THE TIME OF THE SALE AND WAS PURCHASED FOR SINGLE FAMILY CONSTRUCTION. THE SITE IS HEAVILY WOODED AND IS COMPOSED OF LOTS 2 AND 3 OF BLACKBERRY RIDGE SUBDIVISION. THE SALE PRICE REPRESENTS A VALUE OF \$7,081/ACRE.

Comparable Sale No.:

Code: RLS05-2-12-Y Rec #: 18411



Location: 916 BRAY RIDGE ROAD BEDFORD  
Tax Map: Block: 18 Lot: 55.02 Zip Code: 40006  
Grantor: PYLES  
Grantee: HORINE  
Legal Descr.: Deed Book: 95 Page: 151  
Sale Price: \$45,000 Date: 03/09/01  
Lot Size: 9.04 AC Zoning: NONE Bldg Size : 0 SF  
Comments:

CONFIRMATION OF THE SALE WAS WITH THE DEED RECORD AND THE TRIMBLE COUNTY PVA. THE TERMS OF THE SALE WERE CASH FOR DEED. THE PROPERTY IS LOCATED ON THE SOUTH SIDE OF BRAY RIDGE ROAD, EAST OF GILLS RIDGE ROAD AND WEST OF HIGHWAY 42. THE SITE IS FLAT TO GENTLY ROLLING AND FRONTS IN TWO SPOTS ON BRAYS RIDGE ROAD. THE SALE PRICE REPRESENTS A VALUE OF \$4,978/ACRE. THE PURCHASER OWNED THE PROPERTY NEXT DOOR ARGUING THAT THERE MAY HAVE BEEN SOME PLOTTAGE CONSIDERATION IN THIS TRANSACTION.



Comparable Sale No.:

Code: RLS05-3-12-Y Rec #: 18442



Location: 327 FAIRWAY DRIVE BEDFORD  
Tax Map: Block: 25-70 Lot: 9 Zip Code: 40006  
Grantor: WEBSTER, ET AL  
Grantee: STALEY  
Legal Descr.: Deed Book: 86 Page: 736  
Sale Price: \$31,000 Date: 10/31/98  
Lot Size: 9.37 AC Zoning: NONE Bldg Size : 0 SF  
Comments:

CONFIRMATION OF THE SALE WAS WITH MR. GLEN PERKINSON AND THE PROPERTY DEED. THE TERMS OF THE SALE ARE UNKNOWN BUT ARE ASSUMED TO BE CASH FOR DEED. THE PROPERTY IS LOCATED ON THE SOUTH SIDE OF FAIRWAY DRIVE, SOUTH OF US HIGHWAY 42 AND NORTHEAST OF THE TOWN OF BEDFORD. THE SITE IS ON GRADE AT THE STREET AND ROLLS GENTLY AND IS PARTIALLY CLEARED AND PARTIALLY WOODED. UTILITIES WERE AVAILABLE INCLUDING CITY WATER. THE SALE PRICE REPRESENTS A VALUE OF \$3,308/ACRE. THE PROPERTY WAS PURCHASED FOR CONSTRUCTION OF A SINGLE FAMILY HOME.

Comparable Sale No.:

Code: FLS-50-12-Y

Rec #: 18416



Location: 773 BUTTON RIDGE ROAD BEDFORD  
Tax Map: Block: 19 Lot: 54.11 Zip Code: 40006  
Grantor: TURNER  
Grantee: CORNISH  
Legal Descr.: Deed Book: 98 Page: 194  
Sale Price: \$27,500 Date: 12/07/01  
Lot Size: 10.00 AC Zoning: NONE Bldg Size : 0 SF  
Comments:

THE SALE WAS CONFIRMED WITH THE TRIMBLE COUNTY PVA AND THE DEED RECORD. THE TERMS OF THE SALE APPEAR TO BE CASH FOR DEED. THE PROPERTY IS LOCATED ON THE SOUTH SIDE OF BUTTON RIDGE ROAD, WEST OF HIGHWAY 42. THE SITE IS ON GRADE AT THE ROAD AND FALLS STEEPLY TO THE REAR LINE WHICH IS HEAVILY TREED. THE SALE REPRESENTS A VALUE OF \$2,750. PER ACRE. A SINGLE FAMILY HOME HAS BEEN CONSTRUCTED SINCE THE SALE.



Comparable Sale No.:

Code: RLS05-1-12-Y Rec #: 18408



Location: 9 PERSELL ROAD BEDFORD  
Tax Map: Block: 25 Lot: 9.95 Zip Code: 40026  
Grantor: HOSKINS  
Grantee: MELVIN  
Legal Descr.: Deed Book: 98 Page: 122  
Sale Price: \$45,000 Date: 12/11/01  
Lot Size: 10.09 AC Zoning: NONE Bldg Size : 0 SF  
Comments:

THIS SITE IS LOCATED AT THE EAST END OF PERSELL ROAD AND  
ACCESSED BY A GRAVEL ROAD. PERSELL ROAD IS JUST SOUTH OF THE  
CITY OF BEDFORD OFF HIGHWAY 42. THE SALE WAS CONFIRMED BY THE  
DEED RECORD AND THE TRIMBLE COUNTY PVA. THE TERMS OF THE SALE  
ARE ASSUMED TO BE CASH FOR DEED. THE SITE IS ON GRADE AT THE  
ROAD AND FALLS STEEPLY TO THE REAR LINE AND IS HEAVILY TREED.  
THE SALE PRICE REPRESENTS A VALUE OF \$4,460/ACRE.



Comparable Sale No.:

Code: FLS-61-12-Y

Rec #: 18443



Location: 243 FAIRWAY DRIVE BEDFORD  
Tax Map: Block: 25-70 Lot: 8 Zip Code: 40006  
Grantor: WEBSTER  
Grantee: WINGHAM  
Legal Descr.: Deed Book: 83 Page: 468  
Sale Price: \$35,000 Date: 07/25/97  
Lot Size: 11.62 AC Zoning: NONE Bldg Size : 0 SF  
Comments:

CONFIRMATION OF THE SALE WAS WITH THE DEED RECORD AND THE TRIMBLE COUNTY PVA. THE TERMS OF THE SALE ARE UNKNOWN BUT ARE ASSUMED TO BE CASH FOR DEED. THE PROPERTY IS LOCATED ON THE SOUTH SIDE OF FAIRWAY DRIVE AT A RIGHT ANGLE TURN, ON GRADE AND AVAILABLE TO ALL UTILITIES. THE PROPERTY WAS PURCHASED FOR CONSTRUCTION OF A SINGLE FAMILY RESIDENCE. THE SALES PRICE REPRESENTS A VALUE OF \$3,012/ACRE.

Comparable Sale No.:

Code: FLS-52-12-Y

Rec #: 18419



Location: 460 STARKS LANE BEDFORD  
Tax Map: Block: 25 Lot: 53.02 Zip Code: 40006  
Grantor: OGBURN  
Grantee: STARK  
Legal Descr.: Deed Book: 94 Page: 671  
Sale Price: \$55,000 Date: 02/05/01  
Lot Size: 14.94 AC Zoning: NONE Bldg Size : 1672 SF  
Comments:

CONFIRMATION OF THE SALE WAS WITH THE DEED RECORD AND THE TRIMBLE COUNTY PVA. THE TERMS OF THE SALE APPEAR TO BE CASH FOR DEED. THE PROPERTY IS LOCATED ON THE NORTH SIDE OF STARKS LANE, EAST OF HIGHWAY 421 AND SOUTHEAST OF THE TOWN OF BEDFORD. THE SITE IS ON GRADE AT THE STREET AND NEAR THE CARDINAL HILLS GOLF COURSE. THE PLAT SHOWS MINIMUM ROAD FRONTAGE. THE SITE IS LEVEL AT THE ROAD AND APPARENTLY FALLS TO THE REAR LINE WHICH IS HEAVILY TREED. THE DEED IDENTIFIES 1,700 POUNDS ALLOTMENT OF TOBACCO BEING INCLUDED WITH THE SALE. THE IMPROVEMENT CONSISTED OF A BARN ESTIMATED TO CONTRIBUTE \$5,000. THE RESIDUAL CONTRIBUTION OF THE IMPROVEMENTS IS \$3,347/ACRE.



Comparable Sale No.:

Code: FLS-43-12-Y

Rec #: 18406



Location: 3720 BRAY RIDGE ROAD BEDFORD  
Tax Map: Block: 11 Lot: 61 Zip Code: 40006  
Grantor: JOHNSON  
Grantee: MACLEOD  
Legal Descr.: Deed Book: 96 Page: 739  
Sale Price: \$50,000 Date: 08/02/01  
Lot Size: 20.00 AC Zoning: Bldg Size : 0 SF  
Comments:

CONFIRMATION OF THE SALE WAS WITH DEED RECORD AND THE BUYER, MR. STUART MACLEOD. THE TERMS OF THE SALE WERE CASH FOR DEED. THE SITE IS ON THE NORTH SIDE OF BRAY RIDGE ROAD, WEST OF GILLS RIDGE ROAD AND NEAR THE END OF BRAY RIDGE ROAD. THE ROAD AT THIS POINT IS GRAVEL. THE SITE IS ON GRADE AT THE STREET BUT RISES TO THE BUILDING LINE. THE BALANCE OF THE SITE IS GENTLY TO STEEPLY ROLLING AND HEAVILY WOODED. CITY WATER IS AVAILABLE. THE SALE PRICE REPRESENTS A VALUE OF \$2,500/ACRE. THE TRACT WAS ENCUMBERED WITH A HIGH PRESSURE GAS EASEMENT TO LOUISVILLE GAS & ELECTRIC COMPANY. THE EASEMENT WAS BEING PLACED ON THE PROPERTY AT THE TIME OF THE NEGOTIATIONS BETWEEN BUYER AND SELLER. THE BUYER CONFIRMS THAT HE DID NOT PENALIZE THE PROPERTY BECAUSE OF THE PRESENCE OF THE EASEMENT.



Comparable Sale No.:

Code: SLS-10-12-Y

Rec #: 18429



Location: 1 MOUNT PLEASANT ROAD BEDFORD  
Tax Map: Block: Lot: Zip Code: 40006  
Grantor: SOLLY  
Grantee: BROWN  
Legal Descr.: Deed Book: 90 Page: 273  
Sale Price: \$95,000 Date: 10/29/99  
Lot Size: 23.94 AC Zoning: Bldg Size : 0 SF  
Comments:

CONFIRMATION OF THE SALE WAS WITH THE TRIMBLE COUNTY PVA AND THE DEED RECORD. THE TERMS OF THE SALE ARE ASSUMED TO BE CASH FOR DEED. THE PROPERTY IS LOCATED ON THE NORTH SIDE OF MT PLEASANT ROAD WEST OF THE TOWN OF BEDFORD. THE SITE IS ON GRADE AT THE ROAD AND FALLS STEEPLY TO ITS REAR LINE INTO HEAVY TREES AND WOODS. THE DEVELOPMENT IS KNOWN AS CEDAR HILLS SUBDIVISION AND IS MOSTLY TRAILERS, DOUBLEWIDES AND MODULAR UNITS. THE DEED TRANSFERRED THE REMAINING LOTS IN THE SUBDIVISION, ALL OF WHICH WERE PARTIALLY DEVELOPED WITH ROADS. THE SALE PRICE REPRESENTS A VALUE OF \$3,968/ACRE.

Black and Veatch

Various locations - Trimble County

Bedford, KY 40006

## LAND SALE ADJUSTMENT GRID - 30-99 ACRES "B"

COMP #	LOCATION	TOWN	SALE PRICE	RIGHTS SOLD	IMPVMTS/ TERMS/ PLOTTAGE	ADJ SALE PRICE	SIZE IN AC	ADJ SP PER AC
B-1	706 Button Ridge Rd	Bedford	\$ 55,000	\$ -	\$ -	\$ 55,000	30.100	\$ 1,827
B-2	6375 Highway 42 W	Bedford	63,756	-	-	63,756	35.420	1,800
B-3	3800 Sulphur-Bedford Rd	Bedford	72,800	-	-	72,800	54.000	1,348
B-4	1436 Richmond Hill Rd	Bedford	81,480	-	-	81,480	54.320	1,500
B-5	1511 Morton Ridge Rd	Bedford	160,000	-	-	160,000	61.500	2,602
B-6	2184 Highway 421 No	Bedford	197,000	-	(12,000)	185,000	71.340	2,593
B-7	36 Heather Drive	Milton	197,000	-	-	197,000	76.080	2,589
B-8	299 Racetraick Road	Milton	234,191	-	(69,000)	165,191	87.050	1,898
B-9	1532 Gossom Lane	Bedford	178,500	-	(6,000)	172,500	89.500	1,927
B-10	2333 Peck Pike	Milton	195,500	-	(40,000)	155,500	89.720	1,733

COMP #	LOCATION	TOWN	ADJUSTED SP/AC	SALE DATE	TIME CHG IN YRS	CHANGE 3%	ADJ SP PER AC
B-1	706 Button Ridge Rd	Bedford	\$ 1,827	8/21/01	2.58	1.08	\$ 1,972
B-2	6375 Highway 42 W	Bedford	1,800	4/2/95	8.97	1.30	2,347
B-3	3800 Sulphur-Bedford Rd	Bedford	1,348	4/4/01	2.96	1.09	1,471
B-4	1436 Richmond Hill Rd	Bedford	1,500	8/1/02	1.63	1.05	1,574
B-5	1511 Morton Ridge Rd	Bedford	2,602	12/21/00	3.24	1.10	2,863
B-6	2184 Highway 421 No	Bedford	2,593	10/15/01	2.43	1.07	2,786
B-7	36 Heather Drive	Milton	2,589	7/9/99	4.70	1.15	2,975
B-8	299 Racetraick Road	Milton	1,898	7/15/00	3.68	1.11	2,116
B-9	1532 Gossom Lane	Bedford	1,927	1/15/01	3.18	1.10	2,117
B-10	2333 Peck Pike	Milton	1,733	1/9/98	6.19	1.20	2,081

COMP #	LOCATION	SIZE IN AC	TIME ADJ SP/AC	LOC- ATION	TOPO- GRAPHY	SIZE/ OTHER	NET ADJ	ADJ SP/AC
B-1	706 Button Ridge Rd	30.100	\$ 1,972	0%	0%	0%	0%	\$ 1,972
B-2	6375 Highway 42 W	35.420	2,347	0%	0%	0%	0%	2,347
B-3	3800 Sulphur-Bedford Rd	54.000	1,471	0%	0%	0%	0%	1,471
B-4	1436 Richmond Hill Rd	54.320	1,574	0%	0%	0%	0%	1,574
B-5	1511 Morton Ridge Rd	61.500	2,863	0%	0%	0%	0%	2,863
B-6	2184 Highway 421 No	71.340	2,786	0%	0%	0%	0%	2,786
B-7	36 Heather Drive	76.080	2,975	0%	0%	0%	0%	2,975
B-8	299 Racetraick Road	87.050	2,116	0%	0%	0%	0%	2,116
B-9	1532 Gossom Lane	89.500	2,117	0%	0%	0%	0%	2,117
B-10	2333 Peck Pike	89.720	2,081	0%	0%	0%	0%	2,081

FILE NO

1400-2308 Trimble County Farm Sales

15-LNGR10AC



Comparable Sale No.:

Code: FLS-49-12-Y

Rec #: 18415



Location: 706 BUTTON RIDGE ROAD BEDFORD  
Tax Map: Block: 19 Lot: 54.01 Zip Code: 40006  
Grantor: TURNER  
Grantee: BROMWELL  
Legal Descr.: Deed Book: 97 Page: 127  
Sale Price: \$55,000 Date: 08/21/01  
Lot Size: 30.10 AC Zoning: NONE Bldg Size : 0 SF  
Comments:

CONFIRMATION OF THE SALE WAS WITH THE TRIMBLE COUNTY PVA AND THE DEED RECORD. THE TERMS OF THE SALE ARE ASSUMED TO BE CASH FOR DEED. THE SITE IS ON THE NORTH SIDE OF BUTTON RIDGE ROAD WEST OF HIGHWAY 42. THE SITE IS ON GRADE AT THE STREET AND FALLS STEEPLY TO THE REAR OF THE SITE. A SINGLE FAMILY HOME HAS BEEN CONSTRUCTED ON THE PROPERTY SINCE THE SALE. THE SALE PRICE PER ACRE IS \$1,827.

Comparable Sale No.:

Code: SLS-11-12-Y

Rec #: 18430



Location: 6375 HIGHWAY 42 WEST BEDFORD  
Tax Map: Block: Lot: Zip Code: 40006  
Grantor: KIDWELL  
Grantee: HUMPHREY  
Legal Descr.: Deed Book: 76 Page: 786  
Sale Price: \$63,756 Date: 04/02/95  
Lot Size: 35.42 AC Zoning: AG Bldg Size : 0 SF  
Comments:

CONFIRMATION OF THE SALE WAS WITH THE DEED RECORD AND THE TRIMBLE COUNTY PVA. THE TERMS OF THE SALE WERE APPARENTLY CASH FOR DEED. THE PROPERTY IS LOCATED ON THE NORTHEAST SIDE OF HIGHWAY 42 BETWEEN NORVELLE ROAD AND DEEP ELM ROAD, ON GRADE AT THE STREET AND FLAT TO STEEPLY ROLLING TOPOGRAPHY. THERE IS A RIDGE THAT GOES TO THE NORTH AND EAST FROM HIGHWAY 42. MOST OF THE IMPROVEMENTS IN THIS SUBDIVISION ARE MODULAR HOMES, ALTHOUGH SOME ARE STICK BUILT AND SOME ARE DOUBLEWIDES. ALL ACCESS ROADS AND INTERIOR ROADS ARE GRAVEL. THE SALE PRICE REPRESENTS A VALUE OF \$1,800/ACRE.