



326 Kentucky Ave

Versailles, KY 40383

RISK-ADJUSTED VALUE

\$181,267

\$198/sqft

Geo adjustment: **-16.9%**

CONSENSUS VALUE

\$218,000

Range: \$196,000 — \$263,000

CONFIDENCE

● **LOW**

Based on 9 AVMs, 33.5% spread

WHY THIS RATING

- Strong AVM coverage with multiple independent sources
- Wide valuation spread; property may have unique characteristics
- Significant geo-risk factors detected (-16.9%)
- Primary factor: highway at 0.40 mi

DATA COVERAGE

AVMs analyzed	9
AVM spread	33.5%
Flood zone	X (minimal)
Opportunity Zone	No
Geocode precision	Unknown

GEO RISK FACTORS

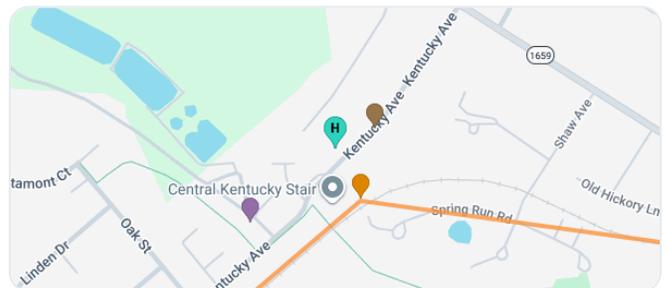
FACTOR	DISTANCE	IMPACT	DETAILS
highway	0.40 mi	-0.4%	Tyrone Pike at 0.40 mi
railroad	0.06 mi	-4.9%	Norfolk Southern Rlwy at 0.06 mi
transmission	0.59 mi	0.0%	69kV (LV) line at 0.59 mi (OSM)
sewage	0.05 mi	-10.8%	VERSAILLES WWTP EXPANSION at 0.05 mi - D
tri	0.57 mi	-0.6%	TEXAS INSTRUMENTS at 0.57 mi
cell_tower	0.12 mi	-0.1%	Cell tower cluster (14 towers nearby)

STREET VIEW



Front elevation from Google Street View

LOCATION CONTEXT



Property marker shown with nearby infrastructure



ALL AVMS USED IN CONSENSUS

SOURCE	VALUE
AVM-7	\$263,000
AVM-5	\$229,000
AVM-8	\$226,000
AVM-1	\$215,000
AVM-3	\$213,000
AVM-4	\$211,000
AVM-9	\$208,000
AVM-6	\$202,000
AVM-2	\$196,000

Provider names are intentionally anonymized. Values reflect a mix of enterprise and consumer AVMs.

RENTAL ESTIMATES

SOURCE	RENT
R-1	\$1,430/mo
HUD BENCHMARK (FY2026)	
Studio	\$810/mo
1 BR	\$990/mo
2 BR	\$1,170/mo
3 BR	\$1,600/mo
4 BR	\$1,780/mo

Property rents anonymized. HUD values are zip-level benchmarks.

PROPERTY DETAILS

Bedrooms	3	Year built	1973
Bathrooms	1	Lot size	0.19 ac
Living area	917 sqft	Property type	Residential (General) (Single)

ESTIMATED RENOVATION COST

Selected Estimate (Moderate)

\$19,040

Based on 917 sqft · Built 1973

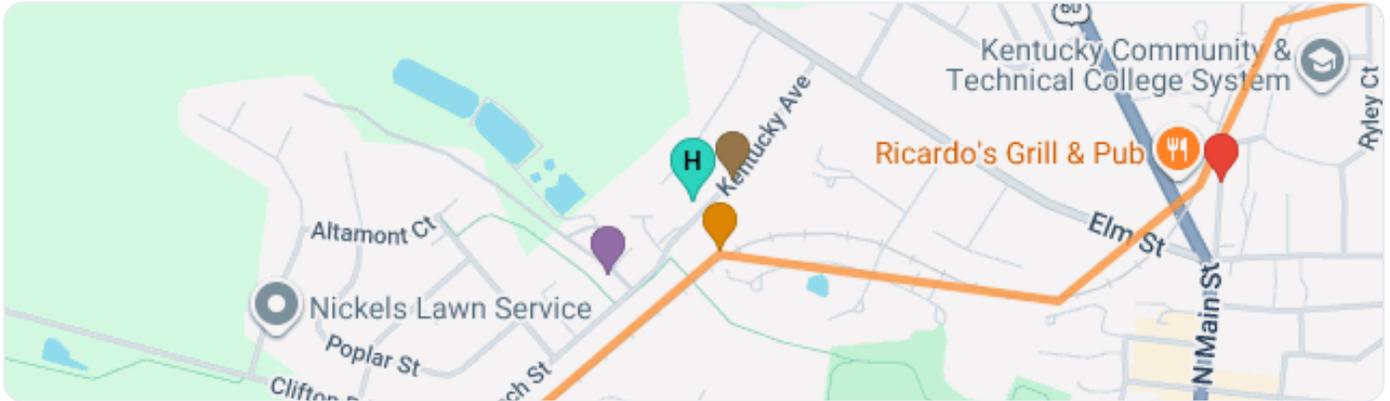
A (MINOR)	B (LIGHT)	C (MODERATE)	D (HEAVY)	F (GUT)
\$8,160	\$19,040	\$29,920	\$43,520	\$48,960

Estimates use property age and sqft with condition multipliers. Not a formal contractor bid.

INFRASTRUCTURE MAP

-16.9%
Total Adjustment

MODERATE



● H Property ● R Hwy ● T Rail ● P Power ● X Superfund ● B Brownfield ● I TRI ● C Cell ● A Airport ● S Sewage — lines show actual infrastructure paths

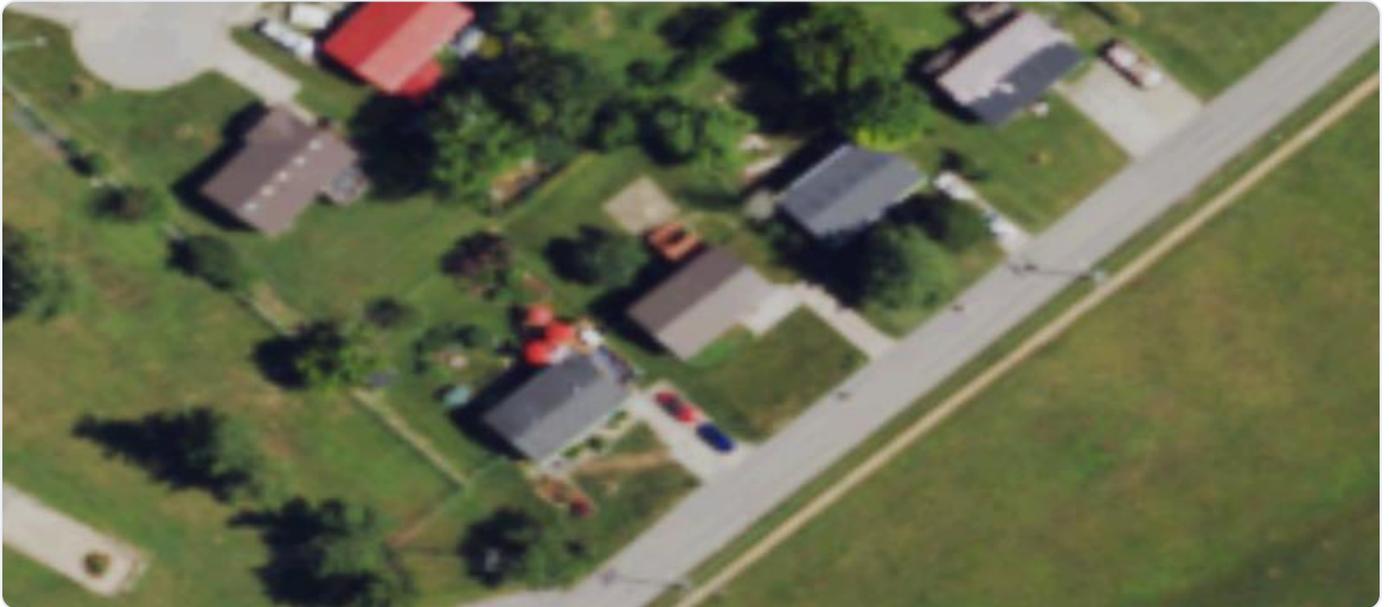
INFRASTRUCTURE LAYERS ANALYZED

LAYER	STATUS	DISTANCE	IMPACT
Highway/Major Road	✓ Found	0.40 mi	-0.4%
Railroad	✓ Found	0.06 mi	-4.9%
Power Lines	✓ Found	0.59 mi	0.0%
Cell Towers	✓ Found	0.12 mi	-0.1%
Airport/Flight Path	Not nearby	—	0.0%
Wastewater Facility	✓ Found	0.05 mi	-10.8%
Superfund (NPL)	Not nearby	—	0.0%
Brownfield/RCRA	Not nearby	—	0.0%
Toxic Release (TRI)	✓ Found	0.57 mi	-0.6%
Traffic Noise	Not nearby	—	0.0%
Cul-de-sac	Not nearby	—	0.0%
FEMA Flood Zone	Zone X (minimal)	Low risk	0.0%

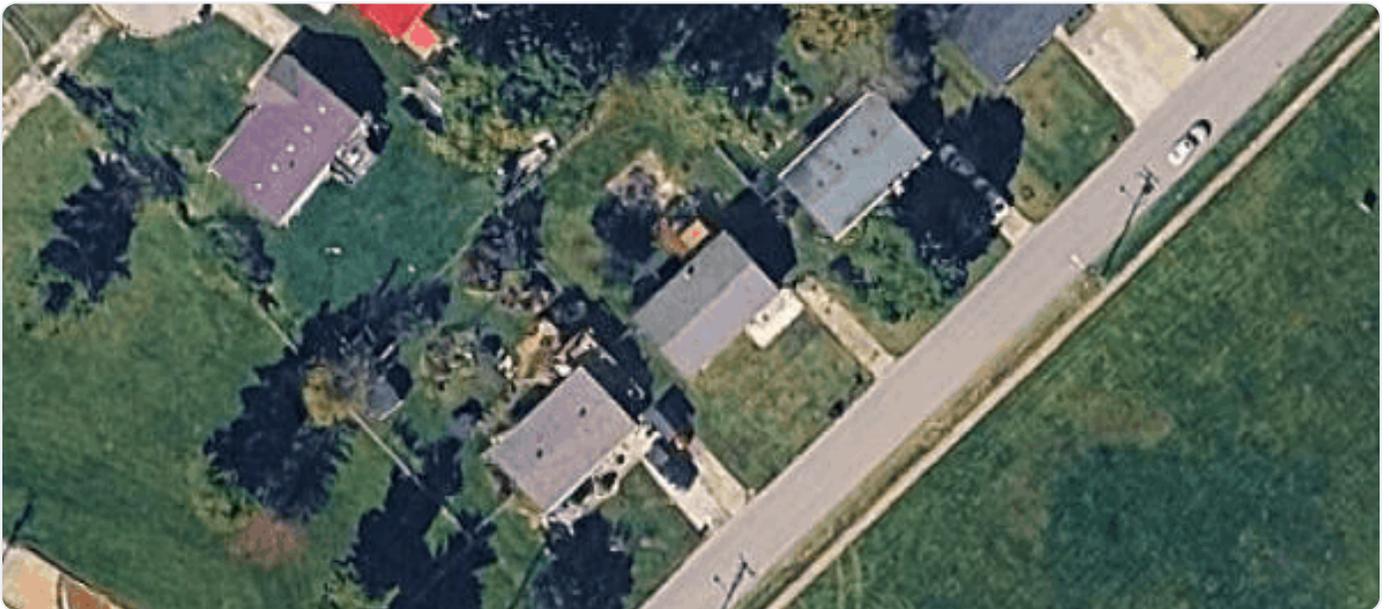
All distances measured from property coordinates. Layers with 0% impact are within acceptable thresholds.



AERIAL IMAGERY



NAIP Government Aerial



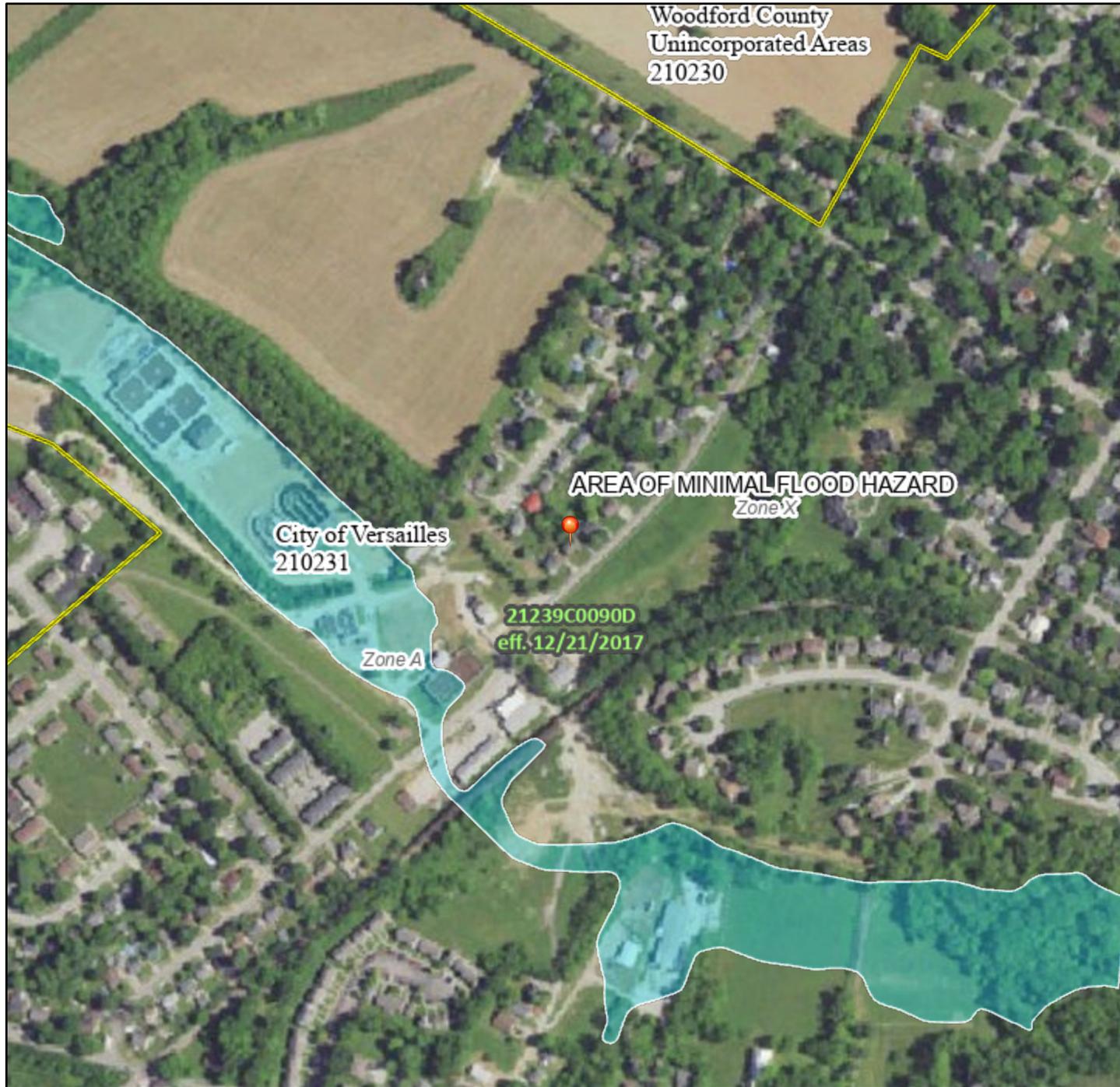
Google Satellite

Imagery age varies by source. Current conditions may differ.

National Flood Hazard Layer FIRMMette



84°44'44"W 38°3'40"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard <i>Zone D</i>
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **2/8/2026 at 5:34 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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Basemap Imagery Source: USGS National Map 2023