

HIDDEN LAKE BUILDING LOT

ABSOLUTE AUCTION - ONLINE ONLY
BIDDING ENDS:

SUN., APRIL 21st • 6:00 PM

10 ACRES ± • HIDDEN LAKE
LAKE VIEWS • COUNTRY ESTATE

3732 HIDDEN LAKE LN. • LEXINGTON, KY



859-338-5764 - Jim Sr.
859-221-9373 - Jim Jr.
859-333-1855 - Kristin
halfhillauctions@gmail.com



Consumer Detail 2 Column Report

Listings as of 04/04/19 at 10:10am

Active 04/01/19 **Listing # 1906852** **3732 Hidden Lake Ln, Lexington, KY 40516 Map** **Listing Price: \$200,000**
County: Fayette



| | | | |
|--------------------------------|---------------------|---------------------------|-------------|
| Property Type | Land | Property Subtype | Farm |
| Area | Fayette County NE 2 | Subdivision | Hidden Lake |
| Beds | 0 | | |
| Baths(FH) | 0 (0 0) | | |
| Tax ID | 38020090 | Lot Sq Ft (approx) | 435600 |
| See Additional Pictures | | Lot Acres (approx) | 10.0000 |

School District Fayette County **ELEM** Deep Springs **MIDL** Bryan Station **HIGH** Bryan Station

Directions Outbound Winchester Rd (US 60), left on North Cleveland Rd, left on Briar Hill Rd, right on Hidden Lake Ln.

Marketing Remark Beautiful 10 acre tract in Hidden lake Subdivision with lake views at the rear of the lot. Rural setting off Briar Hill Rd, but only minutes to downtown Lexington. ABSOLUTE AUCTION: This property to be sold at ONLINE ONLY auction ending Sunday, April 21st at 6:00 PM with no minimum or reserve. SALE TERMS: As Is/Non-Contingent/10% earnest money deposit/30 day settlement/10% buyer's premium added to all offers and included in the total contract purchase price. Pre-auction offers will be considered until Sunday, April 7, 2019 by 10AM under the same terms and conditions.

| | | | |
|----------------------------|------------------------------------|--------------------|----------------|
| Conservation Esmt | No | Present Use | Horse(s) |
| Best Use | Horse(s), Residential | Topography | Gently Rolling |
| Fence | Plank | Water | City |
| Sewer | Septic System | Financing | Auction |
| Utilities Available | Electricity Avail, Water Available | | |

Featured properties may not be listed by the office/agent presenting this brochure.
 Information has not been verified, is not guaranteed and subject to change.
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 U.S. Patent 6,910,045



4/4/2019

Fayette County PVA Office

FAYETTE COUNTY, KENTUCKY

Property Valuation Administrator
David O'Neill, PVA

| Previous Parcel | Next Parcel | Main Search | Address Search | Subscription Home | Fayette Home |
|-------------------------------------|--|------------------------------|--------------------------------|-----------------------------------|------------------------------|
| Owner and Parcel Information | | | | | |
| Owner Name | MELEDJIEV PHILIP & MELEDJIEV RALUCA | January 1, 2019 Owner | | MELEDJIEV PHILIP MELEDJIEV RALUCA | |
| Mailing Address | 4561 LANCELOT DR PLANO, TX 75024 | Parcel Number | | 38020090 | |
| Location Address | 3732 HIDDEN LAKE LN LEXINGTON, KY 40516 | Tax District | | District 2 | |
| Legal Description | L-557 CRESCENT FARM HIDDEN LAKE SUBD LOT 7 | 2018 Tax Rate | | 1.1041 | |
| Property Class | F-Farm | Acres | | 10.1 | |
| PVA Neighborhood | 945-NORTHEAST QUADRANT | Parcel Map | | Show Parcel Map | |
| Land Use Code | 100-F - AGRICULTURAL VACANT LAND | ND-1 Zone | | | |
| USA/RSA Map | 17 | Overlay | | | |
| Map Block | 120 | PDR | | | |
| Lot | 7 | Map Scale | | 400 | |
| Subdivision | CRESCENT FARM HIDDEN LAKE SUBD | Block | | | |
| Deeded Acres | 10.1 | LFUCG Zoning | | A-R-AGRICULTURAL RURAL | |
| Cabinet/Slide | L-557 | Deeded Sqft | | 439,956 | |
| | | Frontage / Out Of | | 0 / K-844 | |

| Assessment Information | | Historical Assessments | | | |
|-------------------------------|-----------------|-------------------------------|--------------------------|--------|---------------|
| Year | Fair Cash Value | Agricultural Value Land | Agricultural Value Total | Exempt | Taxable Value |
| 2018 | \$ 250,000 | \$ 3,600 | \$ 3,600 | \$ 0 | \$ 3,600 |

| Improvement Information |
|--|
| No improvement information available for this parcel |

| Sale Information | | | | | | |
|-------------------------|------------|-----------|-----------|----------------------------|------------------------|--------------------------|
| Sale Date | Sale Price | Deed Book | Deed Page | Sales Validity | Owner | Previous Owner |
| 2004-05-17 | \$ 110,000 | 2458 | 174 | 00-ARMS LENGTH TRANSACTION | MELEDJIEV PHILIP | RUSCHELL RALPH A & P G |
| 2000-04-28 | \$ 110,000 | 2126 | 125 | 00-ARMS LENGTH TRANSACTION | RUSCHELL RALPH A & P G | MY OLE KENTUCKY HOME LLC |
| 1997-06-26 | | 0000 | 0 | 00-ARMS LENGTH TRANSACTION | MY OLE KENTUCKY HOME | BANK ONE LEX |

The Fayette County Property Valuation Administrator's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. Website Updated: March 29, 2019