

FAYETTE CIRCUIT COURT
CIVIL BRANCH
NINTH DIVISION
CASE NO. 23-CI-02469

LEXINGTON-FAYETTE URBAN
COUNTY GOVERNMENT

PLAINTIFF

VS.

REPORT OF COMMISSIONERS

LOWELL TODD MOORE;
DANA WHITE MOORE;
TWINBROOK, LLC; AND
COMMONWEALTH OF KENTUCKY, COUNTY OF FAYETTE,
BY AND ON RELATION OF HOLLY M. JOHNSON,
SECRETARY OF FINANCE AND ADMINISTRATION CABINET

DEFENDANTS

* * * * *

1. The undersigned, Kathy Winger,
Ben Campbell, and Steven Nichols,

having been appointed Commissioners in this proceeding to assess the damages to which the Defendant is entitled by reason of the taking of a permanent easement and temporary easements upon the land of located at 287 Lafayette Parkway, respectfully report that before proceeding to act, we were each sworn by the Fayette Circuit Court to perform and discharge faithfully and impartially our duties under the law for condemnation of land for the public purpose set forth in Plaintiff's Complaint.

2. We further report that we went upon the land located 287 Lafayette Parkway that is proposed to be taken and viewed the same, and we found the fair market value of the entire tract of land immediately before the taking of the permanent easement to be the sum of \$285,000 -, and we further found the fair market value of the entire tract of land immediately after the taking to be the sum of \$275,000 -. We do now

award to the Defendant the sum of \$10,000 -, such sum being the difference between the fair market value of the entire tract of land immediately before the taking and the fair market value of the entire tract of land immediately after taking.

3. We further report that we found the fair rental value of the temporary construction easements to be the sum of \$21,600 -.

Respectfully submitted this the 21st day of August, 2023.

Kathy Winger



Ben H. Campbell

Assessment Notice

[2023 Assessment Notice \(PDF\)](#)

Summary

Parcel Number 24519900
 Location Address 287 LAFAYETTE PKWY
 LEXINGTON KY 40503
 Tax District District 04
 Tax Rate 1.1366
 Acres 0.2466
 Legal Description LOT 1
 Property Class R - RESIDENTIAL
 PVA Neighborhood 088 - LAFAYETTE & CHATHAM VILLAGE
 Land Use Code (510) R - SINGLE FAMILY DWELLING, PLATTED LOT
 USA/RSA Map 31
 Map Block 070
 Lot 1
 Subdivision
 Cabinet/Slide
 ND-1 Zone
 Overlay
 PDR
 Map Scale 200
 Block D
 LFUGG Zoning R-1C - SINGLE FAMILY RESIDENTIAL
 Deeded SqFt 10,740
 Frontage / Out of 0/



Owner

MOORE LOWELL T & DANA W
 287 LAFAYETTE PKWY
 LEXINGTON KY 40503 1243
 January 1, 2023 Owner
 MOORE LOWELL T & DANA W

Residential Improvement Information

Card	1	Full Bath/Half Bath	2/0
Stories	1.6	Attic	NONE
Exterior Wall	BRICK	Additional Fixtures	3
Style	Single Family	Heating System	HOT AIR
Year Built	1950	Heat	CENTRAL WITH A/C
Res Sq Ft	1894	Total Fixtures	9
Basement	FULL BASEMENT	Masonry Fireplaces	0
Total Bsmt Sqft	1184	Heating Fuel Type	GAS
Finished Bsmt Sqft	0	Pre Fab Fireplace	0
Garage Sqft	400	Split Level/Foyer	
Garage Type	DETACHED	Miscellaneous Feature	
Total Rooms	0	Miscellaneous Feature 2	
Bedrooms	0		

Accessory Information

Card 1				
Description	Year Built	Size	Area	Grade
FRAME OR CB DETACHED GARAGE	1950	20x20	400	C-AVERAGE

Comparable Sales List

Show Property Photos

Parcel ID	Address
20626500	526 REED LN
24682800	518 WOODBINE DR
21705800	514 LONE OAK DR
23379900	541 WOODBINE DR
24613900	317 LAFAYETTE PKWY

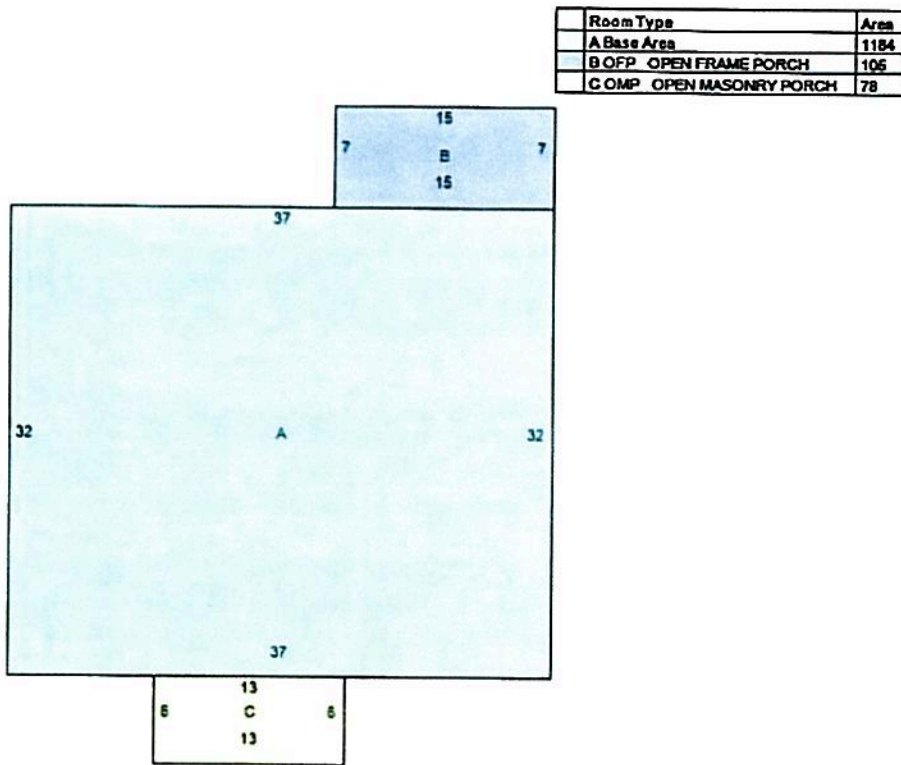
Sales

Sale Date	Sale Price	Deed Book	Deed Page	Sales Validity	Owner	Previous Owner	Recording
9/30/1999	\$92,000	2086	087	ARMS LENGTH TRANSACTION	MOORE LOWELL T & DANA W	MONTGOMERY WILBERT & J C	2086 087

Valuation

	2023	2022	2021	2020
Fair Cash Value	\$233,100	\$233,100	\$233,100	\$233,100
Agricultural Value Land	\$0	\$0	\$0	\$0
Agricultural Value Total	\$0	\$0	\$0	\$0
Exempt	\$0	\$0	\$0	\$0
Taxable Value	\$233,100	\$233,100	\$233,100	\$233,100

Sketches

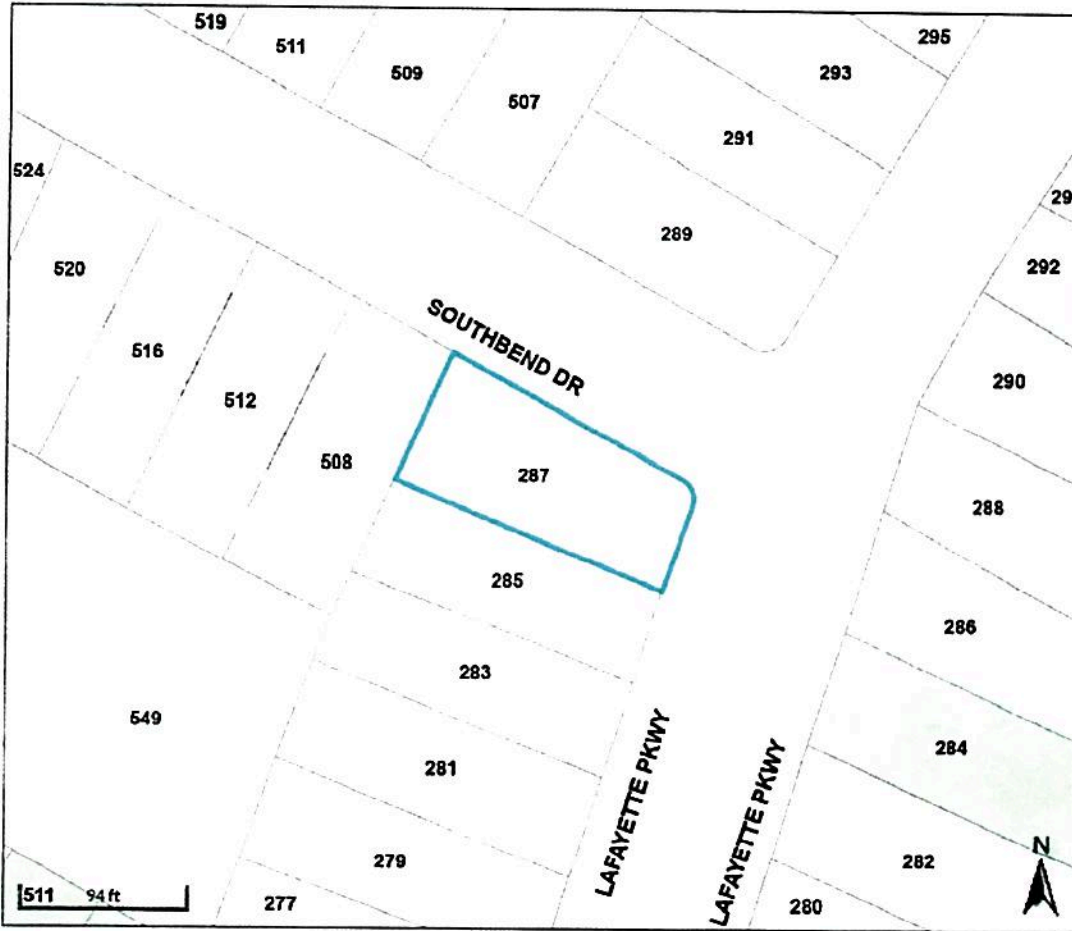


Photos



No data available for the following modules: Commercial Improvement Information.

www.schneider-electric.com
www.schneider-electric.com



Overview



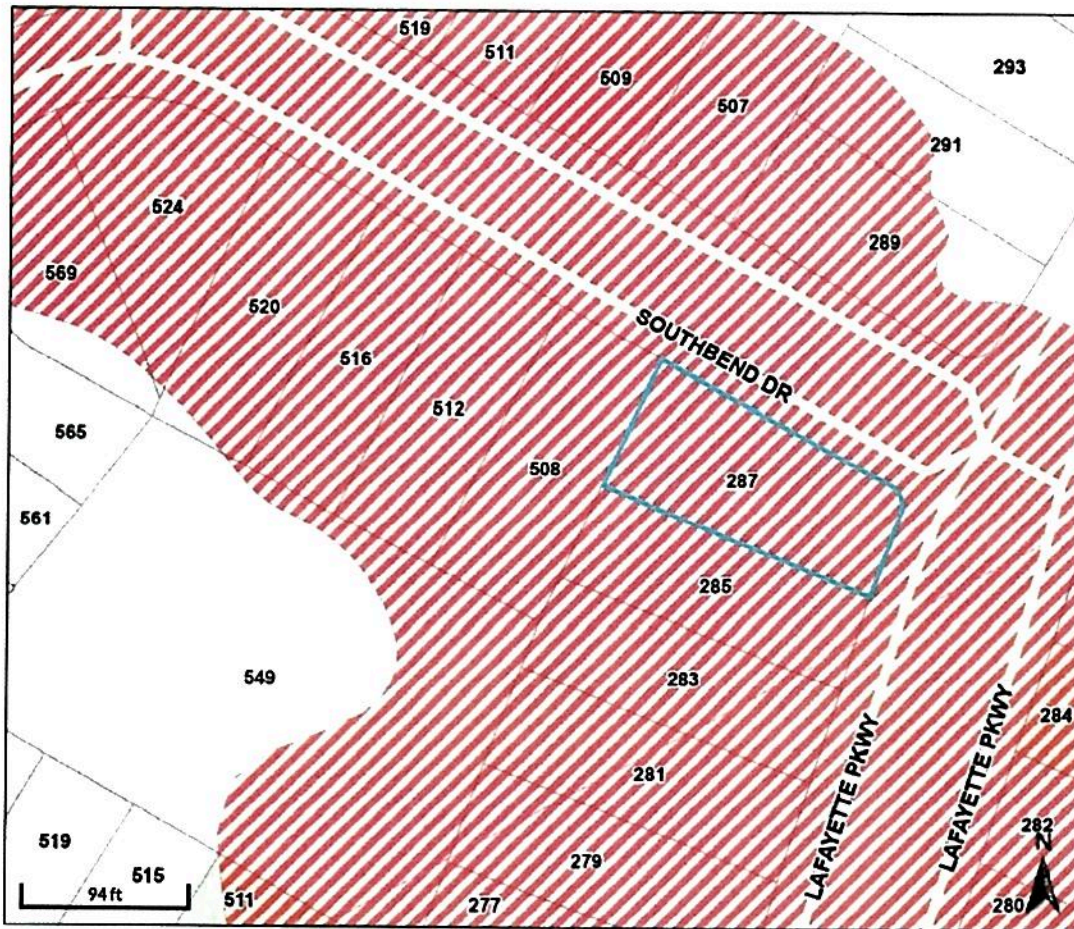
Legend

- Parcels
- Yearly Sales**
- 2023
- 2022
- 2021
- 2020
- 2019
- Roads

Parcel ID	24519900	Physical Address	287 LAFAYETTE PKWY	Fair Cash Value	\$233,100	Last 2 Sales Date	9/30/1999	Price	\$92000	Reason	ARMS LENGTH TRANSACTION	Qual	Q
Class	R	Owner	MOORE LOWELL T & DANA W	Agricultural Land Value	\$0								
Taxing District	04		287 LAFAYETTE PKWY LEXINGTON KY 40503	Agricultural Total Value	\$0		n/a	0		n/a		n/a	
Acres	0.2466			Taxable Value	\$233,100								

Date created: 8/11/2023
Last Data Uploaded: 8/11/2023 3:51:47 AM

Developed by Schneider GEOSPATIAL



Overview



Legend

- Parcels
- Yearly Sales
 - 2023
 - 2022
 - 2021
 - 2020
 - 2019
- Roads
- NEW! FEMA Flood Hazard
 - 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
 - FLOODWAY
 - 1 PCT ANNUAL CHANCE FLOOD HAZARD

Parcel ID	24519900	Physical Address	287 LAFAYETTE PKWY	Fair Cash Value	\$233,100	Last 2 Sales		Reason	Qual
Class Code	R	Owner	MOORE LOWELL T & DANA W	Agricultural Land Value	\$0	Date	Price	ARMS LENGTH TRANSACTION	Q
Taxing District	04		287 LAFAYETTE PKWY LEXINGTON KY 40503	Agricultural Land Value	\$0	n/a	0	n/a	n/a
Acres	0.2466			Total Value					
				Taxable Value	\$233,100				

The FEMA Flood Hazard data found here is intended to be a visual approximation only. When making important decisions and when precision is important, always seek information directly from the source. In this case:

<https://www.fema.gov/national-flood-insurance-program-flood-hazard-mapping>

National Flood Hazard Layer - Flood Hazard Areas



Flood Hazard Area – Without Base Flood Elevation (BFE) Zone A, V, A99
With BFE or Depth Zone AE, AO, AH, VE, AR



Regulatory Floodway



.02% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one quarter mile

Date created: 8/21/2023

Last Data Uploaded: 8/21/2023 3:50:21 AM

Developed by  Schneider
GEO SPATIAL

Residential CMA

Listings as of 08/15/23 at 8:44 AM

Property Type Residential; Status of 'Active', 'Closed', 'Coming Soon', 'Pending', 'Contingent', Area of '004 - Fayette County SW', Subdivision of 'Lafayette', Pending Date between '08/15/2022' and '08/15/2023', Sold Date relative 181 days back.

Closed Properties

MLS #	Address	SubType	City	Area	Year Built	Status Change	Bsmt or Garage	BD	Bth	Finished Area Total	Lot Size	DOM/CDOM	Orig Price	List Price	Sold Price	Sold SP/LP																																								
23001094	130 Elam Park Park	Single Family Residence	Lexington	004 - Fayette County SW	1940	05/15/2023	B	3	1	0	0.1779	82/82	\$275,000	\$265,000	\$267,500	1.01																																								
23007565	108 Pin Oak Dr	Single Family Residence	Lexington	004 - Fayette County SW	1940	06/20/2023		2	2	1,570	0.1377	9/9	\$295,000	\$289,900	\$282,500	0.97																																								
23002027	299 Piccadome Park	Single Family Residence	Lexington	004 - Fayette County SW	1938	03/13/2023		3	2	1,300	0.1722	15/15	\$295,000	\$284,900	\$288,000	1.01																																								
23010136	545 Reed Ln	Single Family Residence	Lexington	004 - Fayette County SW	1953	07/04/2023	G	3	1	1,842	0.241	1/1	\$285,000	\$285,000	\$295,000	1.04																																								
23013427	305 Lafayette Pkwy	Single Family Residence	Lexington	004 - Fayette County SW	1940	08/09/2023	B	3	2	2,132	0.155	1/1	\$320,000	\$320,000	\$320,000	1																																								
23005972	522 McCubbing Dr	Single Family Residence	Lexington	004 - Fayette County SW	1951	05/15/2023	B G	3	1	2,100	0.2851	4/4	\$349,900	\$349,900	\$350,000	1																																								
23009533	119 Elam Park	Single Family Residence	Lexington	004 - Fayette County SW	1925	07/05/2023	B G	4	2	1,847	0.22	1/1	\$379,900	\$379,900	\$395,000	1.04																																								
23001448	109 Venice Park	Single Family Residence	Lexington	004 - Fayette County SW	1939	02/27/2023	B	3	3	1,883	0.1102	1/1	\$399,900	\$399,900	\$425,000	1.06																																								
Total # of Listings: 8																																																								
Averages																																																								
Property Type Count	8	Averages	Sqft: 1,811	\$/Sqft: 188.28	DOM/CDOM: 14/14	Original List Price: 324,963	Listing Price: 321,813	Sold Price: 327,875																																																
<table border="0"> <tr> <td>Average</td> <td>3</td> <td>1.75</td> <td>1,584.25</td> <td>0.19</td> <td>14.25/14.25</td> <td>324,962.5</td> <td>321,812.5</td> <td>327,875</td> <td>1.02</td> </tr> <tr> <td>Min</td> <td>2</td> <td>1</td> <td>0</td> <td>0.11</td> <td>1/1</td> <td>275,000</td> <td>265,000</td> <td>267,500</td> <td>0.97</td> </tr> <tr> <td>Max</td> <td>4</td> <td>3</td> <td>2,132</td> <td>0.29</td> <td>82/82</td> <td>399,900</td> <td>399,900</td> <td>425,000</td> <td>1.06</td> </tr> <tr> <td>Median</td> <td>3</td> <td>2</td> <td>1,844.5</td> <td>0.18</td> <td>2.5/2.5</td> <td>307,500</td> <td>304,950</td> <td>307,500</td> <td>1.01</td> </tr> </table>																	Average	3	1.75	1,584.25	0.19	14.25/14.25	324,962.5	321,812.5	327,875	1.02	Min	2	1	0	0.11	1/1	275,000	265,000	267,500	0.97	Max	4	3	2,132	0.29	82/82	399,900	399,900	425,000	1.06	Median	3	2	1,844.5	0.18	2.5/2.5	307,500	304,950	307,500	1.01
Average	3	1.75	1,584.25	0.19	14.25/14.25	324,962.5	321,812.5	327,875	1.02																																															
Min	2	1	0	0.11	1/1	275,000	265,000	267,500	0.97																																															
Max	4	3	2,132	0.29	82/82	399,900	399,900	425,000	1.06																																															
Median	3	2	1,844.5	0.18	2.5/2.5	307,500	304,950	307,500	1.01																																															

* Price statistics for closed listings based on sold price. All other statuses and Totals based on current list price. Information is deemed to be reliable, but is not guaranteed. © 2023 MLS and FBS. Prepared by Kathy Winger on Tuesday, August 15, 2023 8:44 AM.

1,894 #
 X #188/#
 #356,072