

**Madison County
Board of Zoning Adjustments**

Application for Public Hearing

Date: 12-22-2023

Application No. _____

Hearing Type:

Dimensional Variance

Conditional Use Permit

Appeal

Applicant's Name: Karl Cook

Mailing Address: 16001 Via De Santa Fe #8525

City/State/Zip Code: Rancho Santa Fe, CA 92067

Telephone Number: 650-743-0914

Address of Property Requesting Hearing: 195 Lexington Rd and "CLAY HEIRS TRACT 1"

Property Owner's Name: Near Bridge LLC (Karl Cook)

Existing Land Use: Agricultural Existing Zoning Classification: Agricultural

DIMENSIONAL VARIANCE:

If requesting a "Dimensional Variance" describe in detail below the nature of the variance requested (use separate sheet if additional space is needed). Site plan drawn to scale must be provided.

CONDITIONAL USE PERMIT:

If requesting a "Conditional Use Permit" describe in detail below the nature of the Conditional Use requested (use separate sheet if additional space is needed).

This conditional permit application is for the use of operating a Kentucky Straight Bourbon distillery. The plan is to build a fully off the grid operation where our estate bottled bourbon will only be distilled with grains that we grow on site. 100% a Madison County born product. I want to integrate the whole operation into the gorgeous countryside and make sure we do nothing negative to land the property sits on. We will dispose of all distillation waste, after industry leading processing, on site while having the University of Kentucky Jim Beam Institute fully involved to make sure every process is being done to the highest level. This project is not about building the biggest distillery in Kentucky, it's about producing a bourbon which is deeply rooted in the land that grew it and the people whose hands crafted it.

APPEAL:

If requesting a hearing to review the decision made by the Administrative Official please complete on a separate sheet the nature of the appeal and what sections of the regulations you are appealing.

Signature of Applicant: karl cook Date: 12/20/2023

7

56
3,100

DOCUMENT NO: 2014170350
RECORDED: October 04, 2023 11:03:00 AM
TOTAL FEES: \$56.00 TRANSFER TAX: \$3,100.00
COUNTY CLERK: KENNY BARGER
DEPUTY CLERK: BRIAN ABNEY
COUNTY: MADISON COUNTY
BOOK: D844 PAGES: 367 - 373

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made and entered into by and between **HOWARD PROPERTIES LLC**, a Kentucky limited liability company, of 1916 Ironworks Pike Lexington, Kentucky 40511, hereinafter **GRANTOR**, and **NEAR BRIDGE, LLC**, a Kentucky limited liability company, of 218 W. Main Street Richmond, Kentucky 40475, hereinafter **GRANTEE**.

WITNESSETH: That for and in consideration of the sum of **\$3,100,000.00**, cash in hand paid, the receipt of which is hereby acknowledged, **GRANTOR** does hereby BARGAIN, GRANT, SELL, and CONVEY unto **GRANTEE** in fee simple absolute, its successors and assigns forever, all its right, title and interest in the following described property, located and situated in Madison County, Kentucky, to-wit:

Property 1:
Parcel B, Part of Map No. 0037-0000-0001-A:

A certain parcel of land lying and being in Madison County, Kentucky, on the Kentucky River, represented to contain eighteen acres, and bounded as follows: On the West by the Kentucky River, on the North by Calloway Creek, running up said creek to Thompson's corner, thence a straight line to the Beginning.

The above Parcel B having been surveyed and is now described as: Parcel B, consisting of approximately 24.91 acres, more or less, as described on the Amended Boundary Survey, found of record in Plat Cabinet 28 at Page 48, Madison County Clerk's Office, to which is given for a more particular description. {Per Plat Cabinet 28, at Page 48, It states based upon ruling

determined by the Commonwealth of Kentucky, Madison Circuit Court, Division Two, Civil Action No. 10-CI-1491, the final boundary lines were determined to be as shown on this plat, including boundary in Detail A and having revisions made to Boundary in Detail B and C as shown on said plat.)

Easement:

Together with all of Grantors right, title and interest in and to said easement unto Grantee, his successors and assigns, forever, a perpetual easement on and over the following described tracts or parcels of land, from U.S. Highway 25 to the bridge crossing Calloway Creek leading to the above-described PARCEL B, for the Grantee, his heirs and assigns, at all times to freely pass and repass on foot, with animals or in vehicles of every description; to have and to hold said easement to Grantee, his heirs and assigns forever. This easement shall run with the land, the description of the property over which said easement is located is as follows:

Certain land in Madison County, Kentucky, which is described in three separate tracts as hereinafter set out.

Tract #1: A certain tract or parcel of land lying on the East side of the Kentucky River and bounded as follows: BEGINNING at a stone in the Ford Road corner to 45 acre tract and homestead, thence along the bluff W 16 ½ poles E 89 poles to a stone on Calloway Creek bluff, thence N 75 W 7 ½ poles to an Elm on the bank of said creek, thence down said creek S 61 W 16 ½ poles to a sycamore at mouth of creek, thence down the river S 13 ½ W 55 poles, S 31 poles to the BEGINNING.

Tract #2: A certain tract of land in Madison County, Kentucky, on the waters of Calloway Creek near the mouth, and bounded on the North by Calloway Creek, and West by Stephen Ralitt, and South by A. Gumm, and on the East by said Gumm an containing about 5 acres, more or less.

Tract #3: A certain tract or parcel of land in Madison County, Kentucky, on the waters of Calloway Creek and the Kentucky River and described as follows: BEGINNING at a corner of Kentucky River and property of Bell McQueen Brinegar, thence running East with Lucian Thompson's line ½ acre, thence running South with Lucian Thompson's line about 2 acres long to the line of Bell Brinegar, the point of BEGINNING, containing 1 acre, more or less.

Being a part of the same property conveyed to Howard Properties, LLC, a Kentucky limited liability company, from Elizabeth Dawn Fitzpatrick, single Kira Van Houten, Gurnee, single, by Deed dated May 3, 2005, of record in Deed Book 589 at Page 776, Madison County Clerk's Office.

Property 2:

Tracts 1 and 2, Part of Map No. 0037-0000-0001-A

Tract #1: A certain tract or parcel of land lying on the East side of the Kentucky River and bounded as follows: BEGINNING at a stone in the Ford Road corner to 45 acre tract and homestead, thence along the bluff W 16 ½ poles E 89 poles to a stone on Calloway Creek bluff, thence N 75 W 7 ½ poles to an Elm on the bank of said creek, thence down said creek S 61 W 16 ½ poles to a sycamore at mouth of creek, thence down the river S 13 ½ W 55 poles, S 31 poles to the BEGINNING.

Tract #2: A certain tract of land in Madison County, Kentucky, on the waters of Calloway Creek near the mouth, and bounded on the North by Calloway Creek, and West by Stephen Ralitt, and South by A. Gumm, and on the East by said Gumm, an containing about 5 acres, more or less. Being a part of the land conveyed to A. Gumm by William White and bounded as follows: BEGINNING at the end of a stone fence on top of cliff; thence with the stone fence East to a white oak tree, thence Northeast down the hill to Hickory that stands on bluff, thence down the creek West to Stephen Ratliff line, thence South with cliff to the beginning.

Tract No. 1 is subject to a perpetual ingress/egress easement created by those certain deeds of record in Deed Book 456, Page 499 (which deed provides that the easement is restricted to the roadway as it exists on the date of such deed, said roadway being approximately fifteen feet in width); and Deed Book 504, Page 200. Tract No. 2 is together with and subject to a perpetual ingress/egress easement created by that certain deed of record in Deed Book 504, Page 200. All deed references are to the Office of the Madison County Clerk, Richmond, Madison County, Kentucky.

The above Tract #'s 1 and 2 having been surveyed and is now described as: Tract 1, consisting of approximately 10.141 acres, more or less and Tract 2, consisting of 5.024 acres, more or less, both described on the Amended Boundary Survey, found of record in Plat Cabinet 28 at Page 48; Madison County Clerk's Office, to which is given for a more particular description. {Per Plat Cabinet 28 at Page 48, It states based upon ruling determined by the Commonwealth of Kentucky, Madison Circuit Court, Division Two, Civil Action No. 10-CI-1491, the final boundary lines were determined to be as shown on this plat, including boundary in Detail A and having revisions made to Boundary in Detail B and C as shown on said plat.} Together with the ingress/egress easement as more particularly described on said Plat.

Being the same property conveyed to Howard Properties, LLC, a Kentucky limited liability company, from Gregg Holding Company, LLC, a Kentucky limited liability company, by Deed of Correction dated March 30, 2012, of record in Deed Book 676 at Page 611. Also being the same property conveyed to Howard Properties, LLC, a Kentucky limited liability company, from Gregg Holding Company, LLC, a Kentucky limited liability company, by Deed dated December 11, 2003, of record in Deed Book 575 at Page 499, both of record in the Madison County Clerk's Office.

Property 3:

Parcel A, Map No. 0037-0000-0001-B

Parcel A:

Tract 1 (54.39 acres) as shown on that certain plat entitled "Farm Survey, Phase I of Clay Kelley Heirs Farm", of record in Plat Cabinet 17, Slide 137, in the Madison County Clerk's Office, reference to which is hereby made for a more particular description.

Together with a 15' access easement as noted on Plat Cabinet 17 at Slide 137, Madison County Clerk's Office, said Plat notes that access to Tract 1 will be provided through the lands of Patrick & Fontaine Hutchinson, Deed Book 417 at Page 423 and Deed Book 499 at Page 505, Madison County Clerk's Office.

Per Order of the Madison Circuit Court, in Civil Action Case No. 00-CI-00857, Plat Cabinet 18 at Slide 83 and Plat Cabinet 18 at Slide 84 are to be voided, and said order is found of record in Miscellaneous Book 194 at Page 253, Madison County Clerk's Office.

Being a part of the same property conveyed to Howard Properties, LLC, a Kentucky limited liability company, from Elizabeth Dawn Fitzpatrick, single and Kira Van Houten-Gurnee, single, by Deed

dated May 3, 2005, of record in Deed Book 589 at Page 776. Also being the same property conveyed to Howard Properties, LLC, a Kentucky limited liability company, from Elizabeth Dawn Fitzpatrick, single and Kira Van Houten-Gurnee, single, by Deed of Correction, dated May 6, 2005, of record in Deed Book 589 at Page 781, both of record in the Madison County Clerk's Office.

Property 4:

Lot 26 Calloway, Part of Map No. 0051-0001-0026

Being all of Lot 26 of Calloway Creek Farms, Inc. as shown on plat of record in Plat Cabinet 6 at Slide 23 and Plat Cabinet 8 at Slide 301, in the Madison County Clerk's Office.

In addition to Lot 26 Grantor quitclaims any interest he may still own in the fifty-foot right-of-way located between Lot 25 and 26 of Calloway Creek Farms and shown on Plat Cabinet 6 at Slide 23 and Plat Cabinet 8 at Slide 301. This fifty-foot right of way was conveyed to Grantor by the below referenced Deed, however the court decided in Civil Action File No. 00-CI-00461 that said right-of-way was a public right of way intended for public use. See Memorandum Opinion and Summary Judgment of record in Lis Pendens Book 66 at Page 65, Madison County Clerk's Office. Together with the rights given to Grantor in said Memorandum, including the right to construct a roadway across said fifty-foot right-of-way.

Being a part of the same property conveyed to Howard Properties, LLC, a Kentucky limited liability company from James Lee Johnson, divorced and un-remarried, by Deed dated March 1, 2005, of record in Deed Book 586 at Page 303, Madison County Clerk's Office.

Property 5:

Tract 2, Part of Map No. 0037-0000-0001-C

Tract 2 (217.54 acres) as shown on those certain plats entitled, "Farm Survey, Phases I & II of Clay Kelley Heirs Farm", of record in Plat Cabinet 17, Slides 137 & 138, in the Madison County Clerk' Office, reference to which is hereby made for a more particular description.

Per Order of the Madison Circuit Court, in Civil Action Case No. 00-CI-00857, Plat Cabinet 18 at Slide 83 and Plat Cabinet 18 at Slide 84 are to be voided, and said order is found of record in Miscellaneous Book 194 at Page 253, Madison County Clerk's Office.

Being the same property conveyed to Howard Properties, LLC, a Kentucky limited liability company, from Elizabeth Dawn Fitzpatrick, single, Kira Van Houten-Gurnee (f/k/a Kira Fontaine Gurnee), single, Rosalee Rankin (a/k/a Rosa Lee Rankin), William Shelby Kinkead and Dorothy Patricia Kinkead, husband and wife, Ann Quinn Whicker (f/k/a Ann Quinn Harding and Ann Quinn Hardin), a widow, Kim H. Rustay (a/k/a Kim Harrison Rustay) and Vicki Jean Rustay, husband and wife, Kyle Harrison Rustay and Jeness Lynn Rustay, husband and wife and Kari Lee (Rustay) West and Robert William West, wife and husband, by Deed of Correction dated May 26, 2006, of record in Deed Book 607 at Page 377. Also being the same property conveyed to Howard Properties, LLC, from Rosalee Rankin (a/k/a Rose Lee Rankin) and Bobby R. Rakin, wife and husband, William Shelby Kinkead and Dorothy Patricia Kinkead, husband and wife, Ann Quinn Whicker (a/k/a Ann Quinn Harding), widow, Virginia C. Rustay (a/k/a Virginia Carol Kelley) and Kim H. Rustay, wife and husband, by Deed dated August 30, 2000, of record in Deed Book 520 at Page 254, both of record in the Madison County Clerk's Office.

This transfer is made pursuant to a resolution adopted by HOWARD PROPERTIES LLC at a meeting of the Members on September 20, 2023, and

which resolution is as follows:

RESOLVED, that William Stephen Howard as Member be and he is hereby authorized and directed to execute and deliver to NEAR BRIDGE, LLC, a General Warranty deed for certain lots and improvements thereon situated at 218 W. Main Street Richmond KY, for the total sum of \$3,100,000.00.

The 2023 property taxes shall be prorated and paid by GRANTEE.

Possession of the herein conveyed property shall be given with Deed.

The above-described property is conveyed subject to all covenants, conditions, restrictions, reservations, limitations, and easements as may be revealed in the record chain of title or which may be determined from an inspection of the premises.

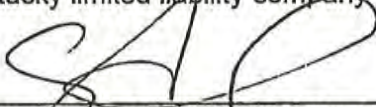
TO HAVE AND TO HOLD the above-described property with all the rights, privileges and appurtenances thereunto belonging unto the said **GRANTEE**, its successors and assigns forever, with covenants of GENERAL WARRANTY; and the **GRANTOR** does hereby release unto the **GRANTEE** every right, title, and interest of the **GRANTOR** in and to the above-described property, including curtesy, dower, homestead exemption, and all other exemptions allowed by law.

Consideration Certificate: The parties hereto state the consideration reflected in this Deed is the full consideration paid for the property. The in-care-of address to which the property tax bill will be sent is: 218 W. Main Street Richmond, Kentucky 40475. **GRANTEE** joins this Deed for the sole purpose of certifying the consideration pursuant to KRS 382.

IN TESTIMONY WHEREOF, witness the signatures of **GRANTOR** and **GRANTEE** on this the 3rd day of October, 2023.

GRANTOR:

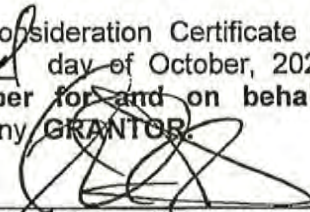
HOWARD PROPERTIES LLC
a Kentucky limited liability company

By: 
WILLIAM STEPHEN HOWARD

Its: Member

COMMONWEALTH OF KENTUCKY
SCT
COUNTY OF MADISON

The foregoing Deed of Conveyance and Consideration Certificate was subscribed, acknowledged and sworn to before me this 31 day of October, 2023, by **WILLIAM STEPHEN HOWARD** in his capacity as **Member** for and on behalf of **HOWARD PROPERTIES LLC**, a Kentucky limited liability company **GRANTOR**.



Notary Public, State-at-Large, Kentucky

My Commission Expires: 08/08/2026
ID# KYNP53548



GRANTEE:

NEAR BRIDGE, LLC
a Kentucky limited liability company

BY: [Signature]
KARL COOK

Its: Member

STATE OF KENTUCKY

COUNTY OF MADISON

The foregoing Deed of Conveyance and Consideration Certificate was subscribed, acknowledged and sworn to before me this 30 day of October, 2023, by **KARL COOK in his capacity as Member for and on behalf of NEAR BRIDGE, LLC**, a Kentucky limited liability company, **GRANTEE**.

[Signature]
Notary Public, Kentucky, State-at-Large

My Commission Expires: 8/8/2026

ID# KY 53548



PREPARED BY:

EAVES, OLDS, BOHANNON & FLOYD, PLLC.

By: [Signature]
STUART K. OLDS

ADDRESS: 218 West Main Street
Richmond, Kentucky 40475
Telephone: (859) 623-3728
Fax: (859) 623-4224

The background of the document is a photograph of a dirt road winding through a wooded area. On the right side of the road, there is a prominent, layered rock cliff face. The sky is overcast and grey. The overall scene is natural and somewhat rugged.

CARMAN

LANDSCAPE ARCHITECTURE
URBAN PLANNING
CIVIL ENGINEERING

**JOSEPH
&
JOSEPH**
ARCHITECTS SINCE 1938

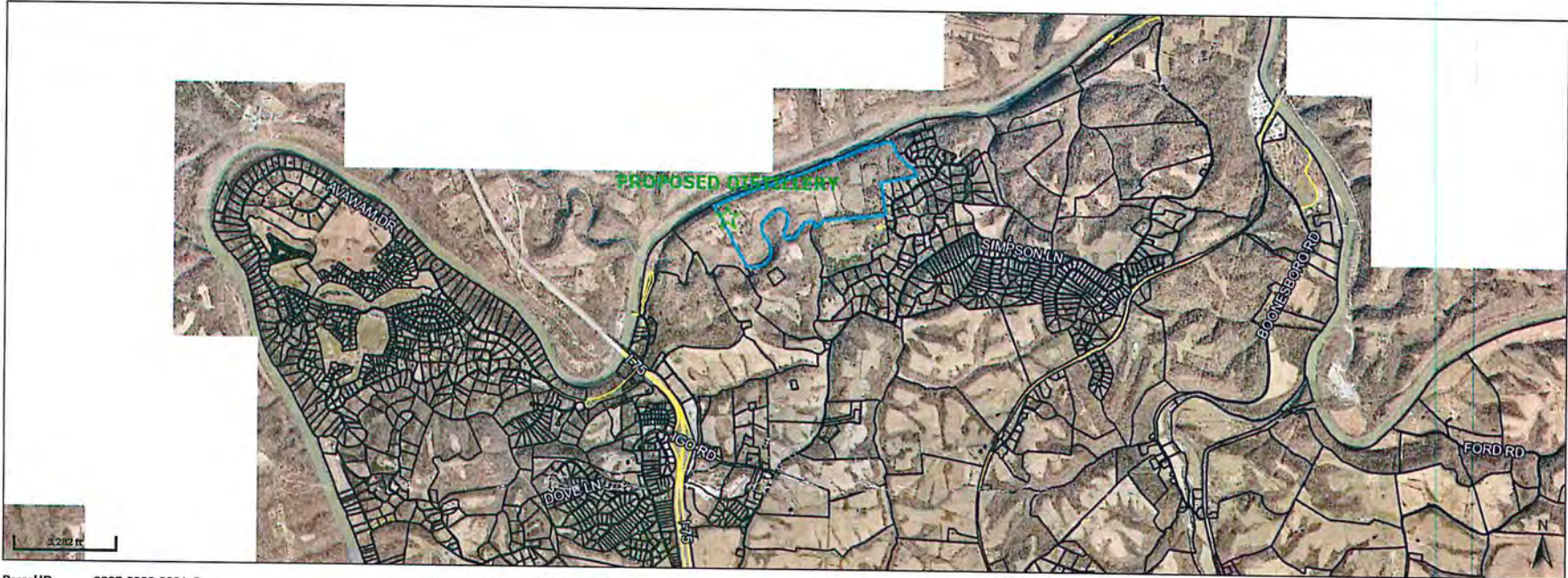
PALISADES DISTILLERY

OLD RICHMOND ROAD
RICHMOND, MADISON COUNTY
KENTUCKY

BOARD OF ZONING ADJUSTMENT
SUPPORTING DOCUMENTS

JANUARY 18, 2024

BOA - Proposed Distillery Site
Madison County, Kentucky



- Legend**
- Parcels
 - Parcel Numbers
 - Roads
 - Rivers

Parcel ID 0037-0000-0001-C
 Property Class Farm
 Taxing District 01
 Acres n/a

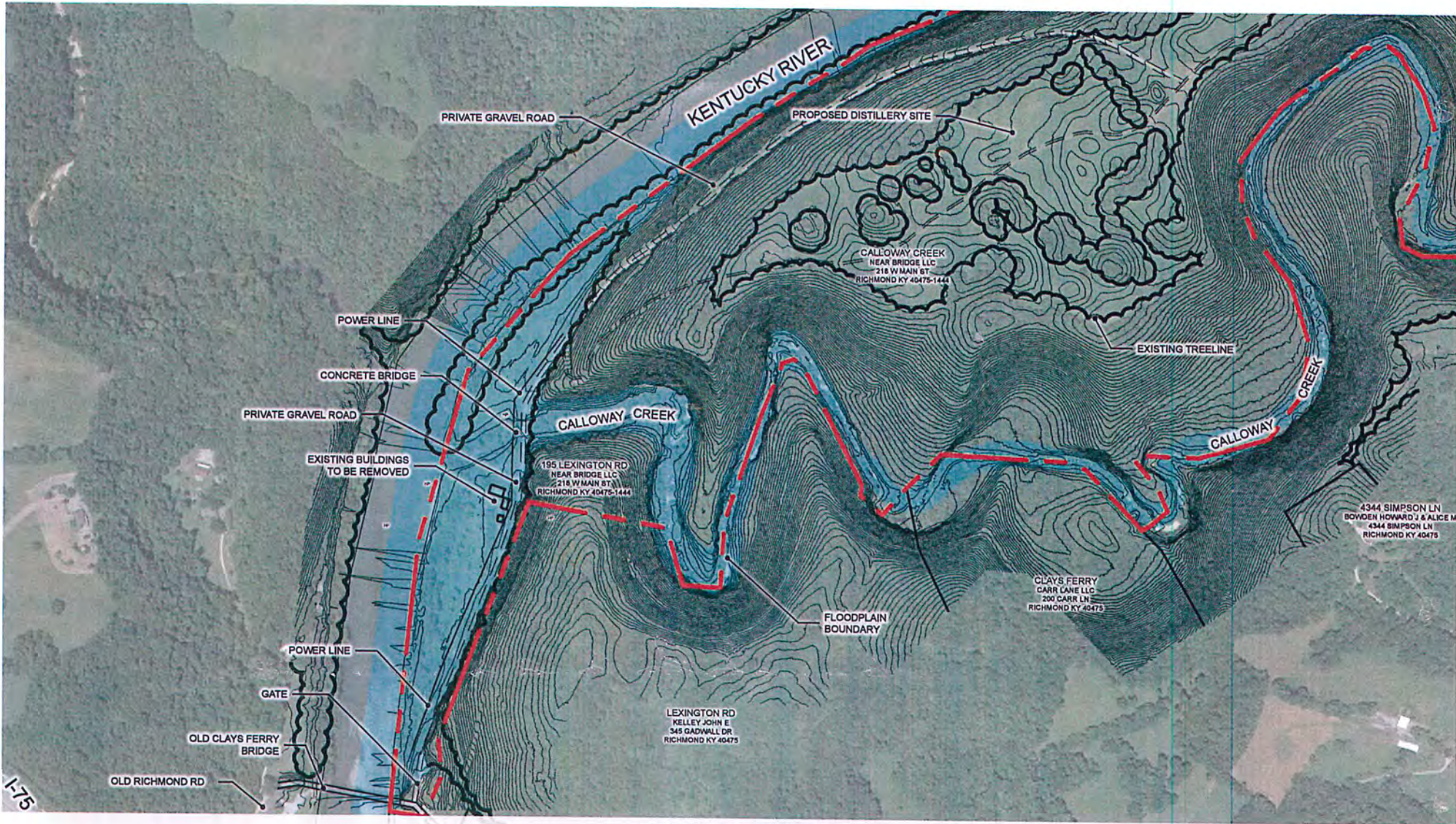
Physical Address CALLOWAY CREEK
 Mailing Address NEAR BRIDGE LLC
 218 W MAIN ST
 RICHMOND KY 40475-1444

Land Value \$1,519,300
 Improvement Value \$0
 Total Value \$1,519,300
 Living Area 0

Last 2 Sales			
Date	Price	Reason	Qual
n/a	0	n/a	n/a
n/a	0	n/a	n/a

Date created: 12/21/2023
 Last Data Uploaded: 12/21/2023 2:15:51 AM





CARMAN
LANDSCAPE ARCHITECTURE
URBAN PLANNING
CIVIL ENGINEERING

**JOSEPH
&
JOSEPH**
FOUNDED BY NILES JOSEPH

EXISTING FEATURES
PALISADES DISTILLERY
RICHMOND, MADISON COUNTY, KENTUCKY

JANUARY 18, 2024



SCALE: N.T.S.

200 BRUIN TRACE
BRUIN WAYNE SR & MARILLA FAY
200 BRUIN TRACE
RICHMOND KY 40475

LEXINGTON RD
KELLEY JOHN E
345 GADWALL DR
RICHMOND KY 40475

CLAYS FERRY
CARR LANE LLC
200 CARR LN
RICHMOND KY 40475

4344 SIMPSON LN
BONDEN HOWARD J & ALICE M
4344 SIMPSON LN
RICHMOND KY 40475

1901 & 2001 RIVER CIR
STEPPING STONE RANCH LLC
2001 RIVER CIR
RICHMOND KY 40475-7908

2021 RIVER CIR
NEAR BRIDGE LLC
218 W MAIN ST
RICHMOND KY 40475

2021 RIVER CIR
NEAR BRIDGE LLC
218 W MAIN ST
RICHMOND KY 40475

2041 RIVER CIR
SWEENEY DONALD L &
2041 RIVER CIRCLE
RICHMOND KY 40475

2043 RIVER CIR
EVERETT MICHAEL DAVID & JUDY HALE
2043 RIVER CIRCLE
RICHMOND KY 40475

2071 RIVER CIR
BABBITT JOEL J & RUTH A
2071 RIVER CIRCLE ROAD
RICHMOND KY 40475

2071 RIVER CIR
BABBITT JOEL J & RUTH A
2071 RIVER CIRCLE ROAD
RICHMOND KY 40475

2081 RIVER CIR
WHITESIDES RICHARD W & PAMELA D
TRUST
2081 RIVER CIR
RICHMOND KY 40475

1025 RIVERVIEW DR
WYNN WILLARD D & DIANA L
1025 RIVER VIEW DRIVE
RICHMOND KY 40475

1045 RIVERVIEW DR
ACKERMAN JAMES S & JAMES A
CARPENTER
893 CALYPSO BREEZE DR
LEXINGTON KY 40515

PROPOSED
DISTILLERY



198 LEVINGTON RD
NEAR BRIDGE LLC
218 W MAIN ST
RICHMOND KY
40475-7908

CALLOWAY CREEK
NEAR BRIDGE LLC
218 W MAIN ST
RICHMOND KY
40475-7908

CALLOWAY CREEK
NEAR BRIDGE LLC
218 W MAIN ST
RICHMOND KY
40475-7908

4344 SIMPSON LN
BONDEN HOWARD J &
ALICE M
4344 SIMPSON LN
RICHMOND KY 40475

CLAYS FERRY
CARR LANE LLC
200 CARR LN
RICHMOND KY 40475

LEXINGTON RD
KELLEY JOHN E
345 GADWALL DR
RICHMOND KY 40475

ACKERMAN JAMES S &
JAMES A CARPENTER
893 CALYPSO BREEZE DR
LEXINGTON KY 40515

1901 & 2001 RIVER CIR
STEPPING STONE RANCH
LLC
2001 RIVER CIR
RICHMOND KY
40475-7908

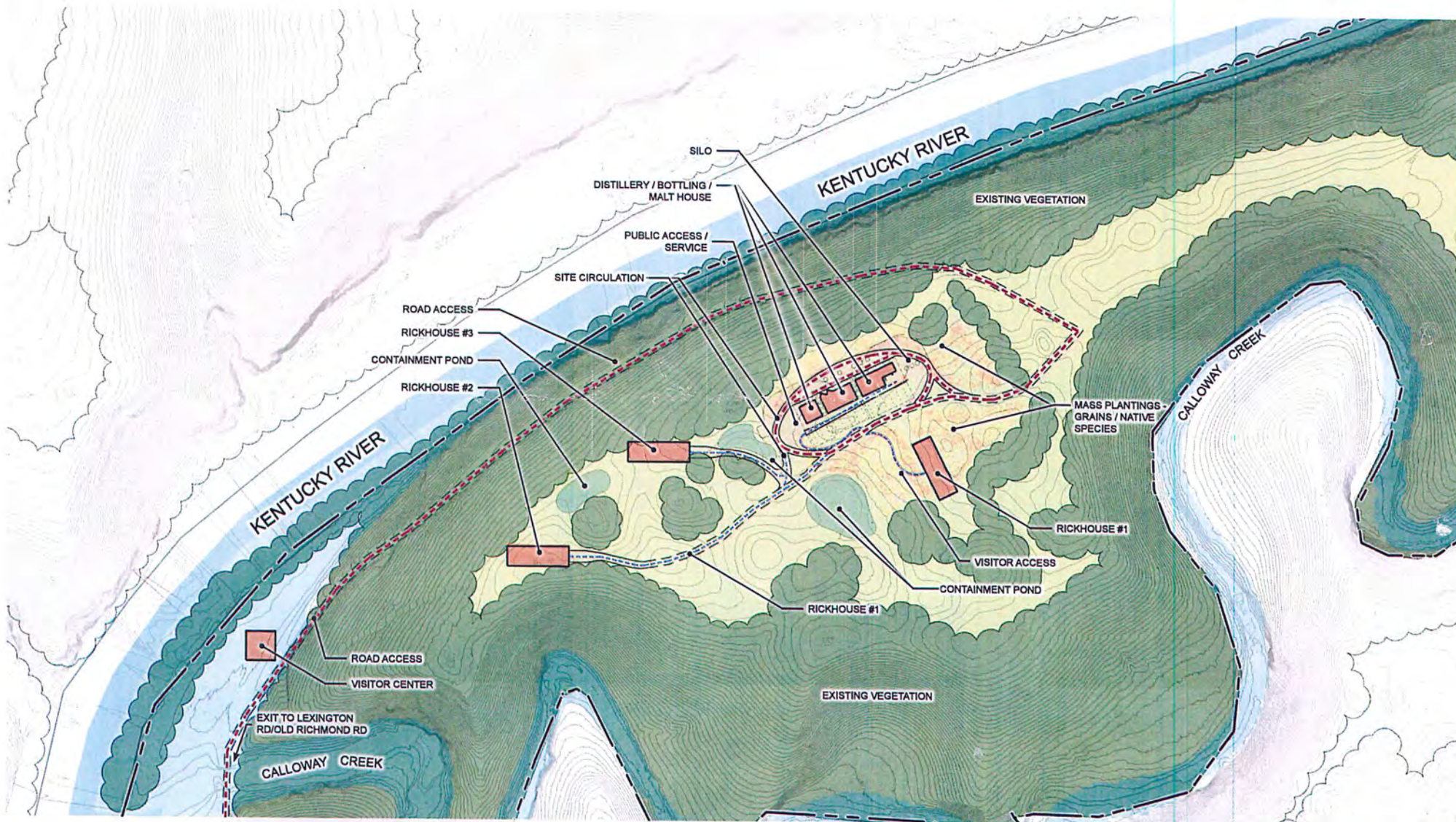
CARMAN
LANDSCAPE ARCHITECTURE
URBAN PLANNING
CIVIL ENGINEERING

**JOSEPH
&
JOSEPH**
ARCHITECTS & INTERIORS
SINCE 1988

ADJACENT PROPERTY OWNERS
PALISADES DISTILLERY
RICHMOND, MADISON COUNTY, KENTUCKY

JANUARY 18, 2024





CARMAN
 LANDSCAPE ARCHITECTURE
 URBAN PLANNING
 CIVIL ENGINEERING

**JOSEPH
 &
 JOSEPH**
ARCHITECTS SINCE 1983

DISTILLERY ZONE ENLARGEMENT
PALISADES DISTILLERY
 RICHMOND, MADISON COUNTY, KENTUCKY

JANUARY 18, 2024

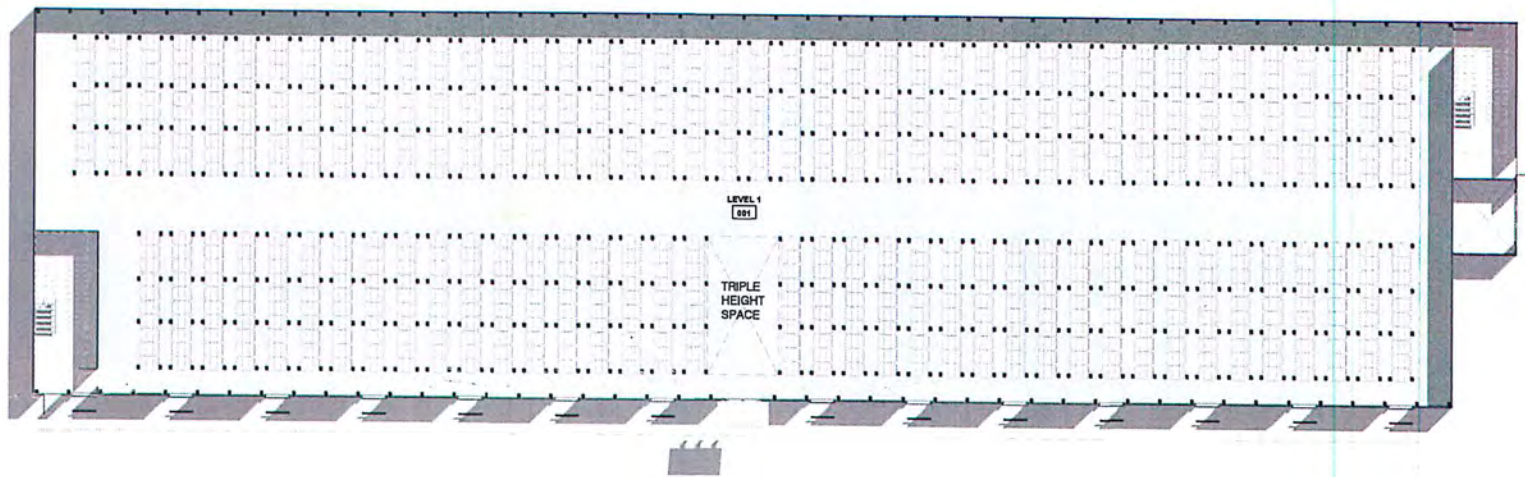





Image of the proposed site. Photo taken facing West with proposed Rick House location to left of photo and proposed Distillery to the right.

PALISADES WHISKEY CO.
CONCEPT MASTERPLAN

JOSEPH
&
JOSEPH



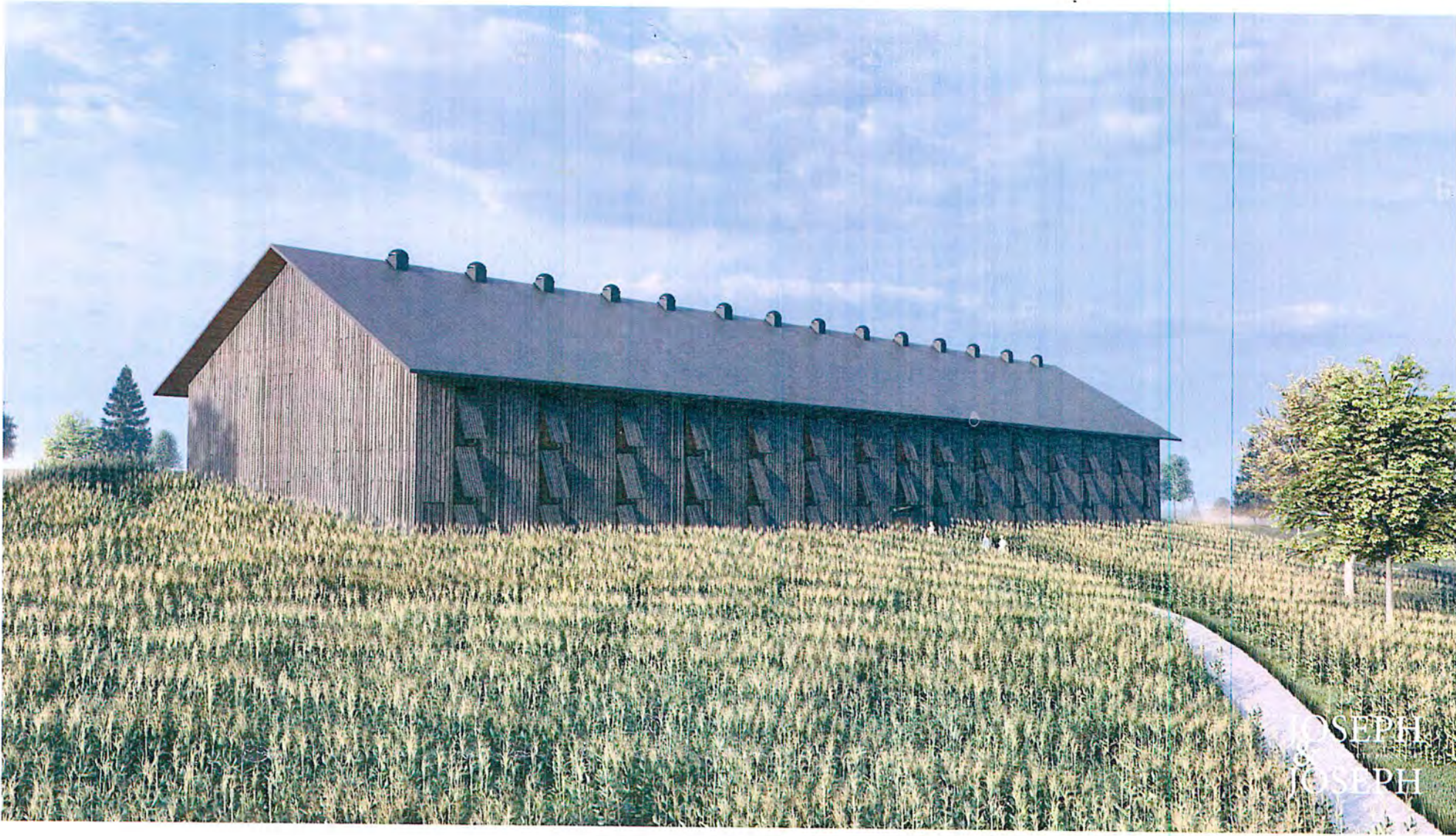
STORAGE 



RICK HOUSE designed to store 7200 barrels total on three separate levels. Energy usage minimized through careful site placement and use of passive ventilation.

PALISADES WHISKEY CO.
 RICK STORAGE HOUSE
 LEVEL 1 PLAN

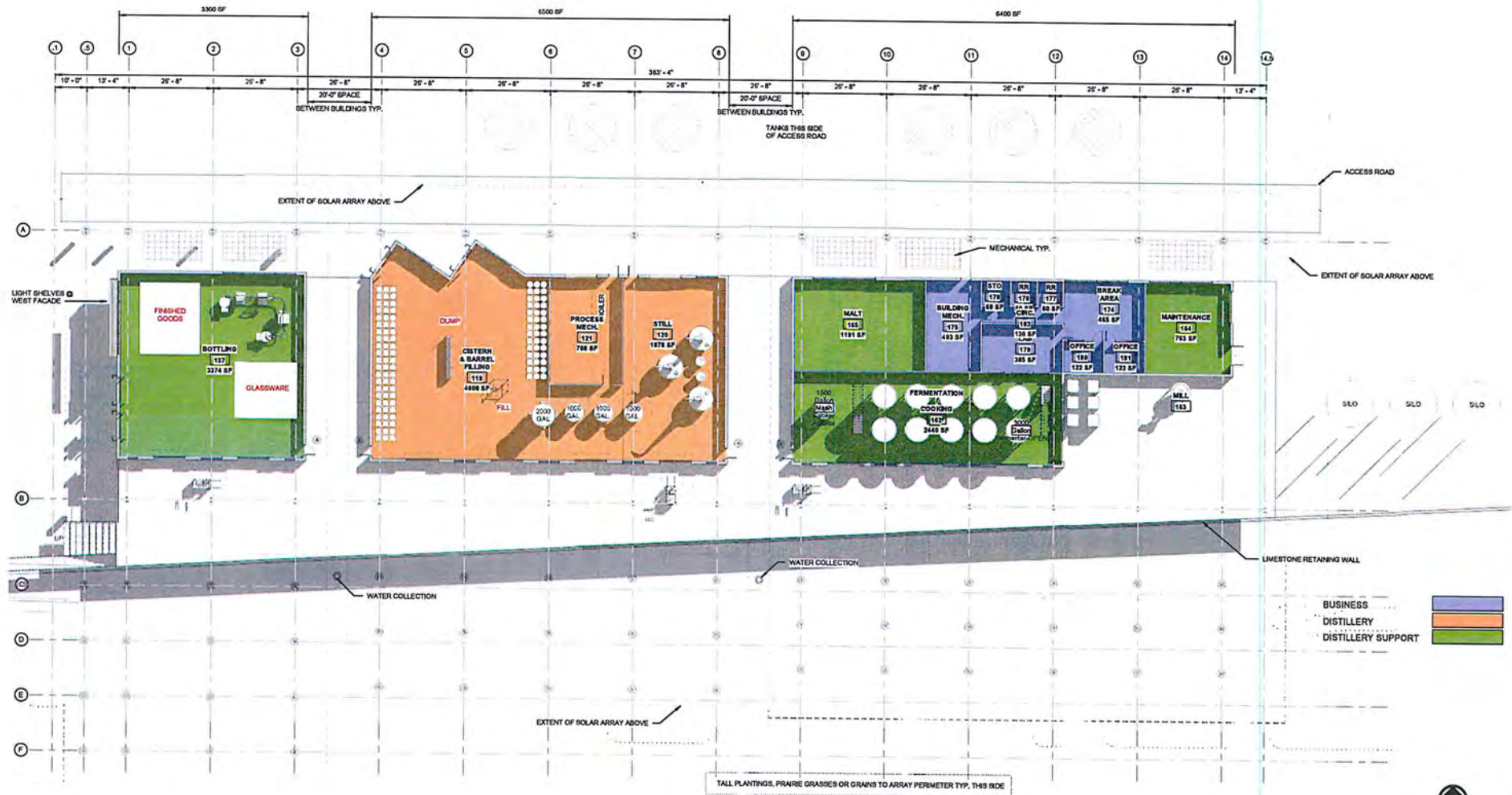




RICK HOUSE designed to store 7200 barrels total on three separate levels. Energy usage minimized through careful site placement and use of passive ventilation.

PALISADES WHISKEY CO.
RICK STORAGE HOUSE
VIEW FROM NORTHWEST

JOSEPH
&
JOSEPH

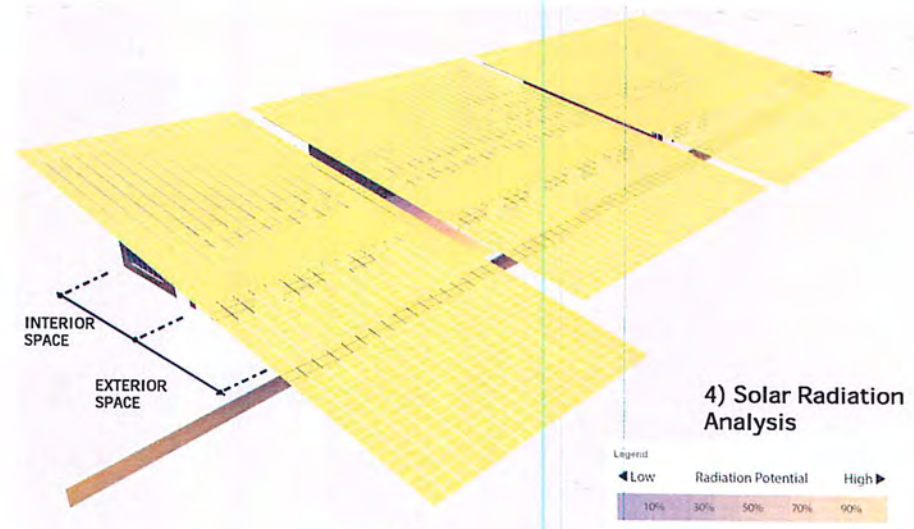
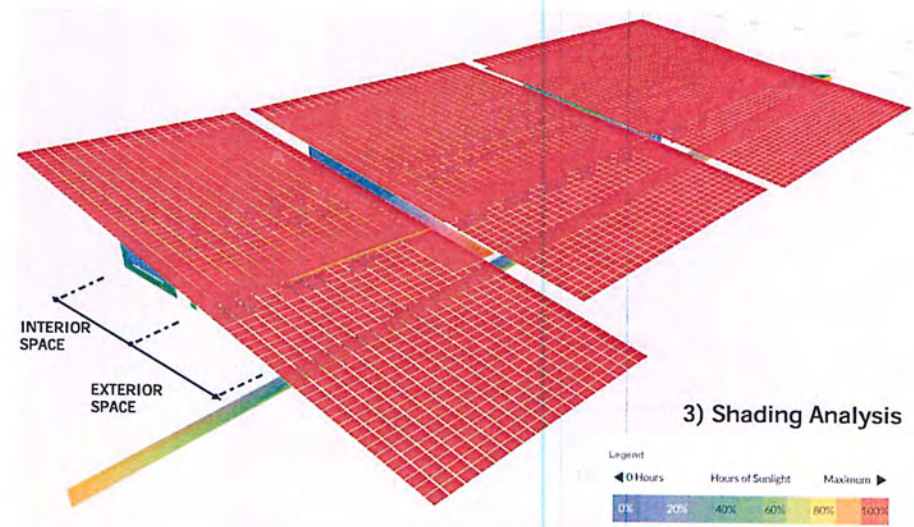
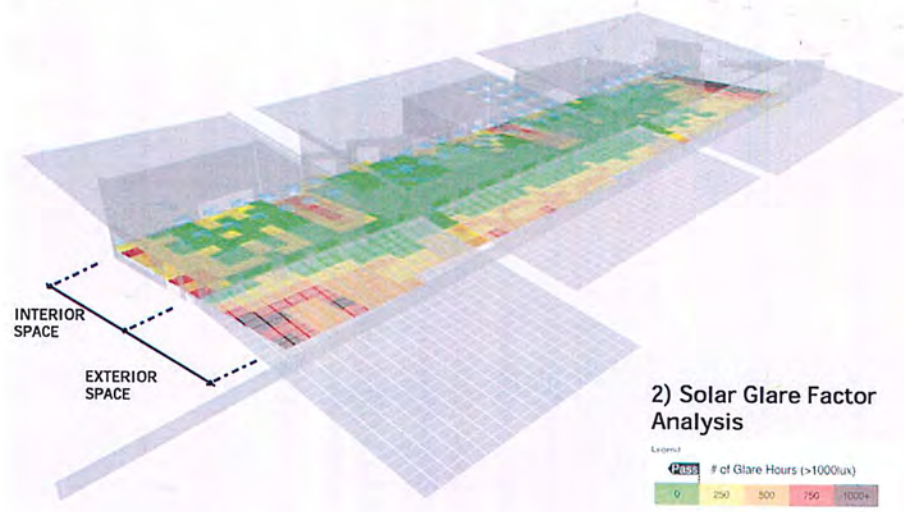
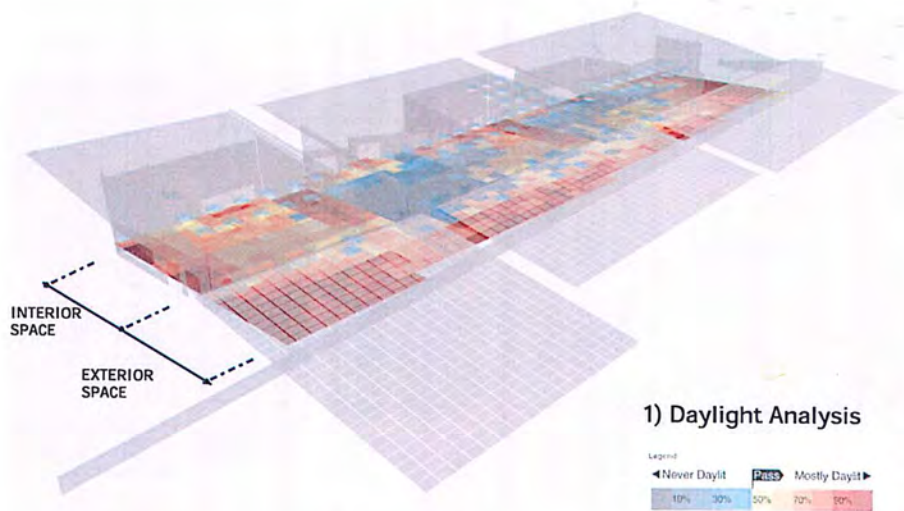


DISTILLERY designed to process grains grown on site using power harvested through a significant photovoltaic array and stored in batteries onsite. Well water, supplemented by water captured onsite, to be used for distillation, mechanicals and sprinklers.

PALISADES WHISKEY CO.
DISTILLERY
LEVEL 1 PLAN



JOSEPH
& JOSEPH



- 1) Passes LEED standards for daylighting as currently designed.
- 2) Recommended glare control. Accomplished by placement of PV array adjacent to building as currently designed.
- 3) Expected 12 hours of sunlight on Summer Solstice. No further optimization to building needed as currently placed on site.
- 4) Site as analyzed demonstrates maximum solar potential of 312 kWh/m².



JOSEPH
&
JOSEPH
ARCHITECTS SINCE 1908

DISTILLERY designed to process grains grown on site using power harvested through a significant photovoltaic array and stored in batteries onsite. Well water, supplemented by water captured onsite, to be used for distillation, mechanicals and sprinklers.

PALISADES WHISKEY CO.
DISTILLERY VIEW
FROM SOUTHEAST

JOSEPH
&
JOSEPH
ARCHITECTS SINCE 1908



JOSEPH
&
JOSEPH

DISTILLERY designed to process grains grown on site using power harvested through a significant photovoltaic array and stored in batteries onsite. Well water, supplemented by water captured onsite, to be used for distillation, mechanicals and sprinklers.

PALISADES WHISKEY CO.
DISTILLERY VIEW
FROM SOUTHEAST

JOSEPH
&
JOSEPH

Madison County, KY PVA

Homestead\Disability Exemption Form

Homestead Application

Summary

Parcel Number 0037-0000-0001-C
Account Number 51598
Location Address CALLOWAY CREEK
Description CLAY HEIRS TRACT 2 (217.54 ACRES)
(Note: Not to be used on legal documents)
Class Farm
Tax District County (District 01)
Tax Rate 0.00973
Parent Tract

[View Map](#)



Information

2023 Owner	2023 Certified Value	2023 Book-Page
HOWARD PROPERTIES LLC	\$1,052,000	607-375

2023 Has Homestead Exemption?
No

Owner

[NEAR BRIDGE LLC](#)
 218 W MAIN ST
 RICHMOND KY 40475-1444

Plat

017-137 (PDF)

Land Characteristics

Plat	017-137	Front	0
Subdivision		Lot Size	
Lot	3	Lot Sq Ft	0
Phase		Street Light	No
Block		Zoning	
Unit		Flood Plane	No
Acres	217.54	Watershed Assessment	0
		Section	

Valuation

	2024 Working	2023 Certified	2022 Certified	2021 Certified	2020 Certified
Farm Fair Cash Value	\$1,519,300	\$1,052,000	\$1,052,000	\$1,000,000	\$1,000,000
+ Farm Land Value	\$72,500	\$68,000	\$68,000	\$68,000	\$68,000
+ Farm Residence Value	\$0	\$0	\$0	\$0	\$0
+ Farm Improvement Value	\$0	\$0	\$0	\$0	\$0
= Farm Taxable Value	\$72,500	\$68,000	\$68,000	\$68,000	\$68,000
- Homestead Exemption	\$0	\$0	\$0	\$0	\$0
- Disability Exemption	\$0	\$0	\$0	\$0	\$0
= Taxable Assessment Total	\$72,500	\$68,000	\$68,000	\$68,000	\$68,000
Tax Bill		16724	16526	16253	16105

Search Property Tax Bills: <https://sheriff.madisoncountky.us/property-taxes/>

Improvement Information

Imp No	001	Air	
Structure Type	LAND ONLY	Inground Pool	N
Residence Type		Living Sqft	0
Exterior		Basement	
Year Built	0	Basement Sqft	0
Bedrooms	0	Basement Sqft Fin	0
Full Bath	0	Garage	
Half Bath	0	Garage Sq Ft	0
Condition		Mobile Home Make	
Heat			

Sale Information

	Sale Date	Sale Price	Deed Book/Page	Sales Type	Grantor	Grantee
Show Deed	10/3/2023	\$3,100,000	844-367	K - Multiple Properties	HOWARD PROPERTIES LLC	NEAR BRIDGE LLC
Show Deed	5/30/2006	\$0	607-375	S - Other		HOWARD PROPERTIES LLC
Show Deed	5/30/2006	\$0	607-377	S - Other		HOWARD PROPERTIES LLC
Show Deed	9/1/2000	\$235,000	520-254			HOWARD PROPERTIES LLC

Photos



No data available for the following modules: Online PVA Conference, Sketches.

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Madison County, KY PVA

Homestead\Disability Exemption Form

Homestead Application

Summary

Parcel Number 0037-0000-0001-A
Account Number 51598
Location Address 195 LEXINGTON RD
Description TRACT 1, 2 & PARCEL B (41.21 ACRES)
 (Note: Not to be used on legal documents)
Class Farm
Tax District County (District 01)
Tax Rate 0.00973
Parent Tract

[View Map](#)



Information

2023 Owner	2023 Certified Value	2023 Book-Page
HOWARD PROPERTIES LLC	\$200,000	589-776

2023 Has Homestead Exemption?
 No

Owner

[NEAR BRIDGE LLC](#)
 218 W MAIN ST
 RICHMOND KY 40475-1444

Plat

026-172 (PDF)

Land Characteristics

Plat	026-172	Front	0
Subdivision		Lot Size	
Lot	1, 2 & B	Lot Sq Ft	0
Phase		Street Light	No
Block		Zoning	No
Unit		Flood Plane	No
Acres	41.21	Watershed Assessment	0
		Section	

Valuation

	2024 Working	2023 Certified	2022 Certified	2021 Certified	2020 Certified
Farm Fair Cash Value	\$665,200	\$200,000	\$200,000	\$200,000	\$200,000
+ Farm Land Value	\$13,000	\$11,000	\$11,000	\$11,000	\$11,000
+ Farm Residence Value	\$0	\$0	\$0	\$0	\$0
+ Farm Improvement Value	\$0	\$0	\$0	\$0	\$0
= Farm Taxable Value	\$13,000	\$11,000	\$11,000	\$11,000	\$11,000
- Homestead Exemption	\$0	\$0	\$0	\$0	\$0
- Disability Exemption	\$0	\$0	\$0	\$0	\$0
= Taxable Assessment Total	\$13,000	\$11,000	\$11,000	\$11,000	\$11,000
Tax Bill		16722	16524	16251	16103

Search Property Tax Bills: <https://sheriff.madisoncountyky.us/property-taxes/>

Improvement Information

Imp No	001	Air	
Structure Type	LAND ONLY	Inground Pool	N
Residence Type		Living Sqft	0
Exterior		Basement	
Year Built	0	Basement Sqft	0
Bedrooms	0	Basement Sqft Fin	0
Full Bath	0	Garage	
Half Bath	0	Garage Sq Ft	0
Condition		Mobile Home Make	
Heat			

Sale Information

	Sale Date	Sale Price	Deed Book/Page	Sales Type	Grantor	Grantee
Show Deed	10/3/2023	\$3,100,000	844-367	K - Multiple Properties	HOWARD PROPERTIES LLC	NEAR BRIDGE LLC
Show Deed	5/18/2005	\$300,000	589-776	K - Multiple Properties	FITZPATRICK ELIZABETH &	HOWARD PROPERTIES LLC
Show Deed	4/25/2005	\$0	588-767	S - Other	HUTCHINSON PATRICK & FONTAINE	FITZPATRICK ELIZABETH &
Show Deed		\$0	482-137		KELLY CLAY MRS	HUTCHINSON PATRICK & FONTAINE

Photos



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Contact Us



Madison County, KY PVA

Homestead\Disability Exemption Form

Homestead Application

Summary

Parcel Number 0037-0000-0001-B
 Account Number 51598
 Location Address CALLOWAY CREEK
 Description CLAY HEIRS TRACT 1 (54.39 ACRES)
 (Note: Not to be used on legal documents)
 Class Farm
 Tax District County (District 01)
 Tax Rate 0.00973
 Parent Tract

[View Map](#)



Information

2023 Owner	2023 Certified Value	2023 Book-Page
HOWARD PROPERTIES LLC	\$270,000	589-776

2023 Has Homestead Exemption?
 No

Owner

[NEAR BRIDGE LLC](#)
 218 W MAIN ST
 RICHMOND KY 40475-1444

Plat

017-137 (PDF)

Land Characteristics

Plat	017-137	Front	0
Subdivision		Lot Size	
Lot	1	Lot Sq Ft	0
Phase		Street Light	No
Block		Zoning	
Unit		Flood Plane	No
Acres	54.39	Watershed Assessment	0
		Section	

Valuation

	2024 Working	2023 Certified	2022 Certified	2021 Certified	2020 Certified
Farm Fair Cash Value	\$736,300	\$270,000	\$270,000	\$250,000	\$250,000
+ Farm Land Value	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000
+ Farm Residence Value	\$0	\$0	\$0	\$0	\$0
+ Farm Improvement Value	\$0	\$0	\$0	\$0	\$0
= Farm Taxable Value	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000
- Homestead Exemption	\$0	\$0	\$0	\$0	\$0
- Disability Exemption	\$0	\$0	\$0	\$0	\$0
= Taxable Assessment Total	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000
Tax Bill		16723	16525	16252	16104

Search Property Tax Bills: <https://sheriff.madisoncountky.us/property-taxes/>

Improvement Information

Imp No	001	Air	
Structure Type	LAND ONLY	Inground Pool	N
Residence Type		Living Sqft	0
Exterior		Basement	
Year Built	0	Basement Sqft	0
Bedrooms	0	Basement Sqft Fin	0
Full Bath	0	Garage	
Half Bath	0	Garage Sq Ft	0
Condition		Mobile Home Make	
Heat			

Sale Information

	Sale Date	Sale Price	Deed Book/Page	Sales Type	Grantor	Grantee
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Show Deed	5/18/2005	\$300,000	589-776	K - Multiple Properties	FITZPATRICK ELIZABETH D &	HOWARD PROPERTIES LLC
Show Deed	4/25/2005	\$0	588-767	S - Other	HUTCHINSON FONTAINE K	FITZPATRICK ELIZABETH D &
Show Deed	8/31/2000	\$0	520-210	A - Partial Sales	HUTCHINSON RANKIN KINEAD RUSTAY	HUTCHINSON FONTAINE K

Photos



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