

Residential (General/Single)

RESIDENTIAL

1305 RODES DR

BOWLING GREEN, KY 42104

\$282,243

TopHap Estimate · \$140 / ft² · confidence 91 · as of Jul 14, 2026



2

BEDS

1.5

BATHS

2,017 ft²

LIVING AREA

0.39 ac

LOT SIZE

1956

YEAR BUILT

1

STORIES

VALUATION

\$282K

\$257K low

\$308K high

Last Sale

\$100,000 · Jun 10, 2026

Est. Owner Equity

\$160,693

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$428 (2025)
Assessed Value	\$133,500
Previous Assessed	\$112,500
Assessor Market Value	\$133,500

PROPERTY FACTS

Property Type	Residential (General/Single)
County	WARREN
Lot (acres)	0.39
Roof	Composition Shingle
Heating	Radiant
Cooling	Wall Unit
Pool	No

Patio · 200 ft²

Porch · 36 ft²

CLIMATE RISK

35
FLOOD

14
WILDFIRE

85
HEAT

83
STORM

30
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 5, 2026	Resale	Deed	\$100,000	\$50	\$122K
Jan 2, 2024	Financing	Affidavit			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
T C Cherry Elementary School	Elementary	PK–5	0.4 mi
Bowling Green Junior High School	Middle	6–8	0.9 mi
Bowling Green High School	High	9–12	1.0 mi

District: Bowling Green Independent School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 42104

81 CRIME INDEX	82 AIR POLLUTION	41,107 POPULATION	\$77K MEDIAN IN-COME	57°F AVG TEMP	55% SUNSHINE
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------