

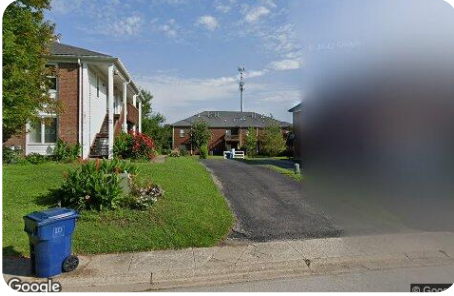
Condominium

**RESIDENTIAL**

# 326 ROSEWOOD DR

BLUE RIDGE MANOR, KY 40223

**\$291,739** TopHap Estimate · \$253 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**1**

BEDS

**2**

BATHS

**1,153 ft<sup>2</sup>**

LIVING AREA

**100.54 ac**

LOT SIZE

**1997**

YEAR BUILT

**1**

STORIES

**1**

PARKING

## VALUATION

**\$292K**

\$264K low

\$320K high

Last Sale

**\$149,500 · Aug 17, 2017**

Est. Owner Equity

**\$172,139**

Loan-to-Value

**43%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,837 (2024) |
| Assessed Value        | \$161,420      |
| Previous Assessed     | \$161,420      |
| Assessor Market Value | \$161,420      |

## PROPERTY FACTS

|               |                    |
|---------------|--------------------|
| Property Type | Condominium        |
| County        | Jefferson          |
| Lot (acres)   | 100.54             |
| Construction  | Wood (Unspecified) |
| Roof          | Asphalt            |
| Heating       | Central            |
| Cooling       | Central            |
| Fireplace     | Yes                |
| Garage        | Garage, Attached   |
| Pool          | No                 |

Deck · 100 ft²

## CLIMATE RISK

|            |               |            |             |               |
|------------|---------------|------------|-------------|---------------|
| 1<br>FLOOD | 7<br>WILDFIRE | 86<br>HEAT | 90<br>STORM | 15<br>DROUGHT |
|------------|---------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|---------------|-----------|--------|--------|
| Aug 15, 2017 | Resale          | Warranty Deed | \$149,500 | \$130  | \$120K |
| Jun 20, 2009 | Non-arms-length | Warranty Deed | \$132,000 | \$114  |        |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Crosby Middle School         | Middle     | 6–8    | 0.4 mi   |
| Middletown Elementary School | Elementary | KG–5   | 1.2 mi   |
| Eastern High School          | High       | 9–12   | 2.0 mi   |

District: Jefferson County 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 40223

|                   |                      |                      |                          |                  |                 |
|-------------------|----------------------|----------------------|--------------------------|------------------|-----------------|
| 74<br>CRIME INDEX | 112<br>AIR POLLUTION | 22,649<br>POPULATION | \$105K<br>MEDIAN IN-COME | 56°F<br>AVG TEMP | 55%<br>SUNSHINE |
|-------------------|----------------------|----------------------|--------------------------|------------------|-----------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|