



RPR

REALTORS
PROPERTY
RESOURCE

PROPERTY REPORT

177 Hylan Dr, Eddyville, KY 42038



Presented by

Rob Bergeron

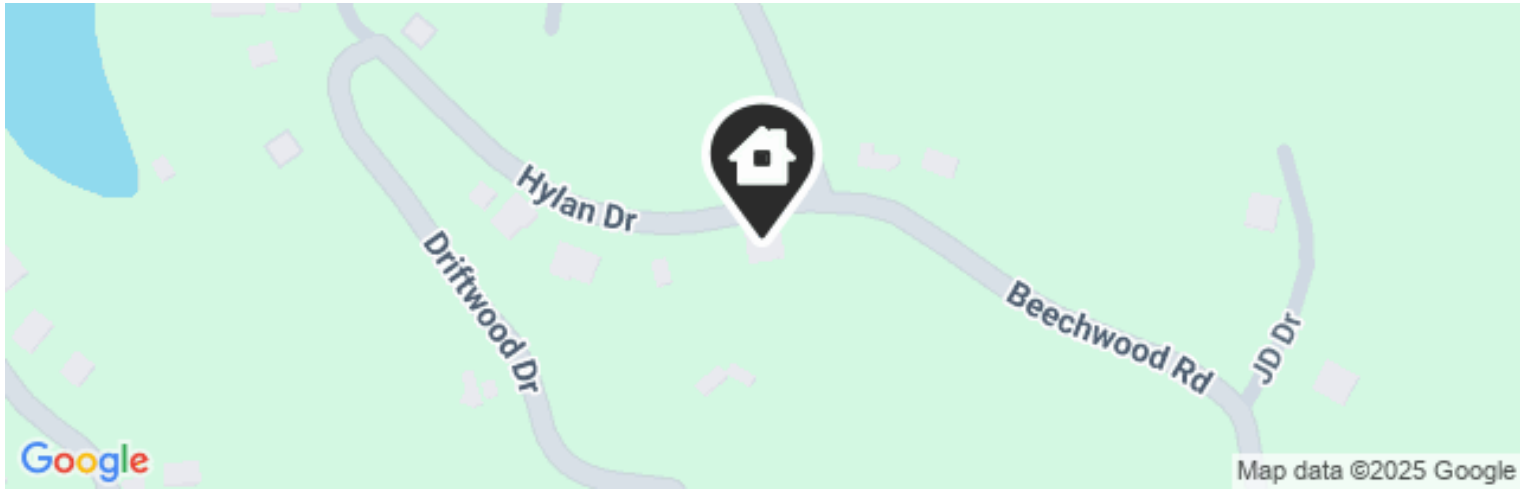
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Main: Rob@ROILouisville.com

Other: <https://www.dealsoffmarket.ai/>

Kentucky

177 Hylan Dr, Eddyville, KY 42038



Legend:  Subject Property

 Off Market * Sold Date: 6/29/2022, Public Record

Your Refined Value

\$499,712

Your Comp Analysis

\$535,392

Last Edited: 4/1/2025

\$156 Price per Sq. Ft.

Your Comp Analysis Range

\$535K

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.

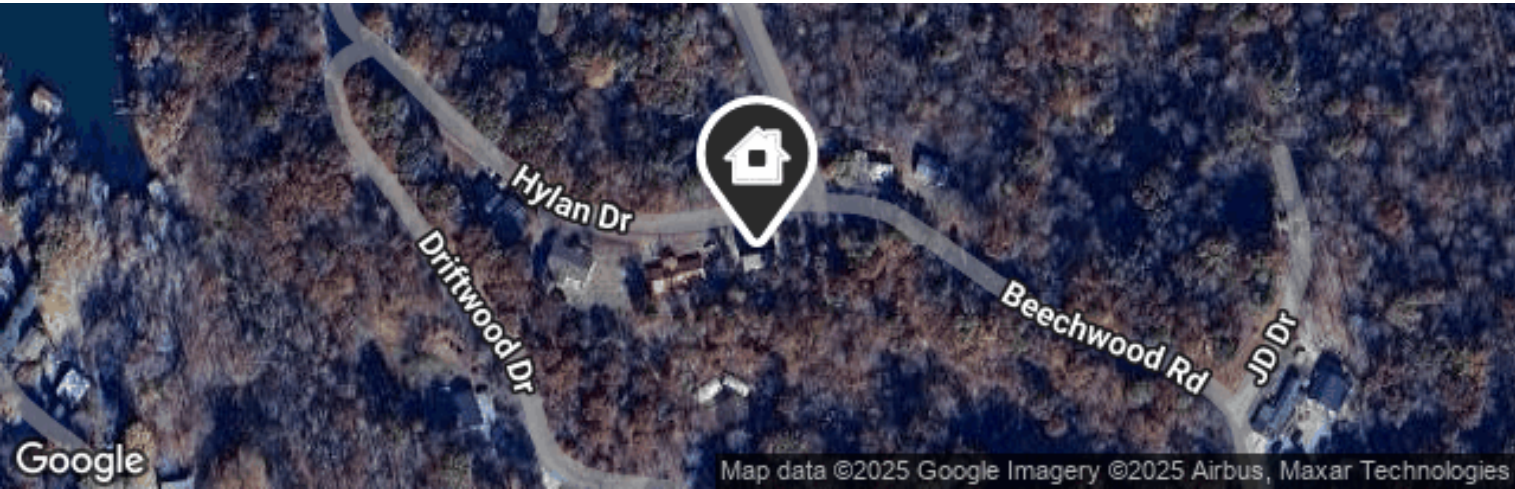
Home Facts

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Single Family	-	-
Property Subtype	Residential (General) (Single)	-	-
Bedrooms	-	-	4
Total Baths	-	-	3
Full Baths	-	-	-
Partial Baths	-	-	-
Living Area (sq ft)	-	-	3,432
Building Area (sq ft)	-	-	3,432
Lot Size	-	-	-
Garage (spaces)	0	-	-
Number of Units	0	-	-

Homeowner Facts

Owner Name (Public)	Worth Joe And Bergeron Rob; Dream Chasers Land Trust
Mailing Address	Po Box 4124 Louisville KY 40204-0124
Vesting	Trust/Trustee/Conservator

Extended Home Facts



Legend: Subject Property

Schools (based on location)

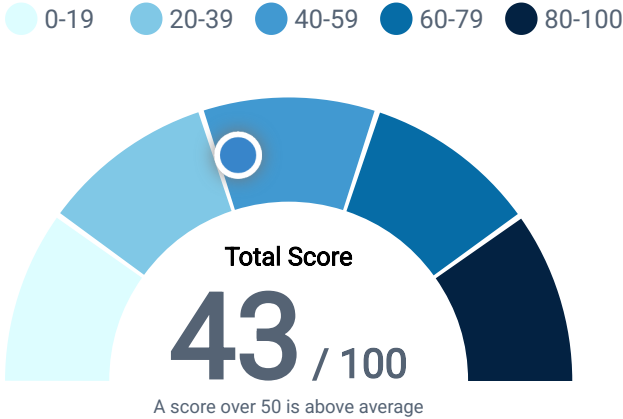
Elementary School	Lyon County Elementary School
High School	Lyon County High School
School District	Lyon County Schools

AARP Livability™ Index for 42038

This chart rates the overall livability of a selected ZIP code on a scale from 0 to 100. AARP Livability™ is a trademark of AARP Inc.

Data Source: [AARP](#)

Update Frequency: Annual

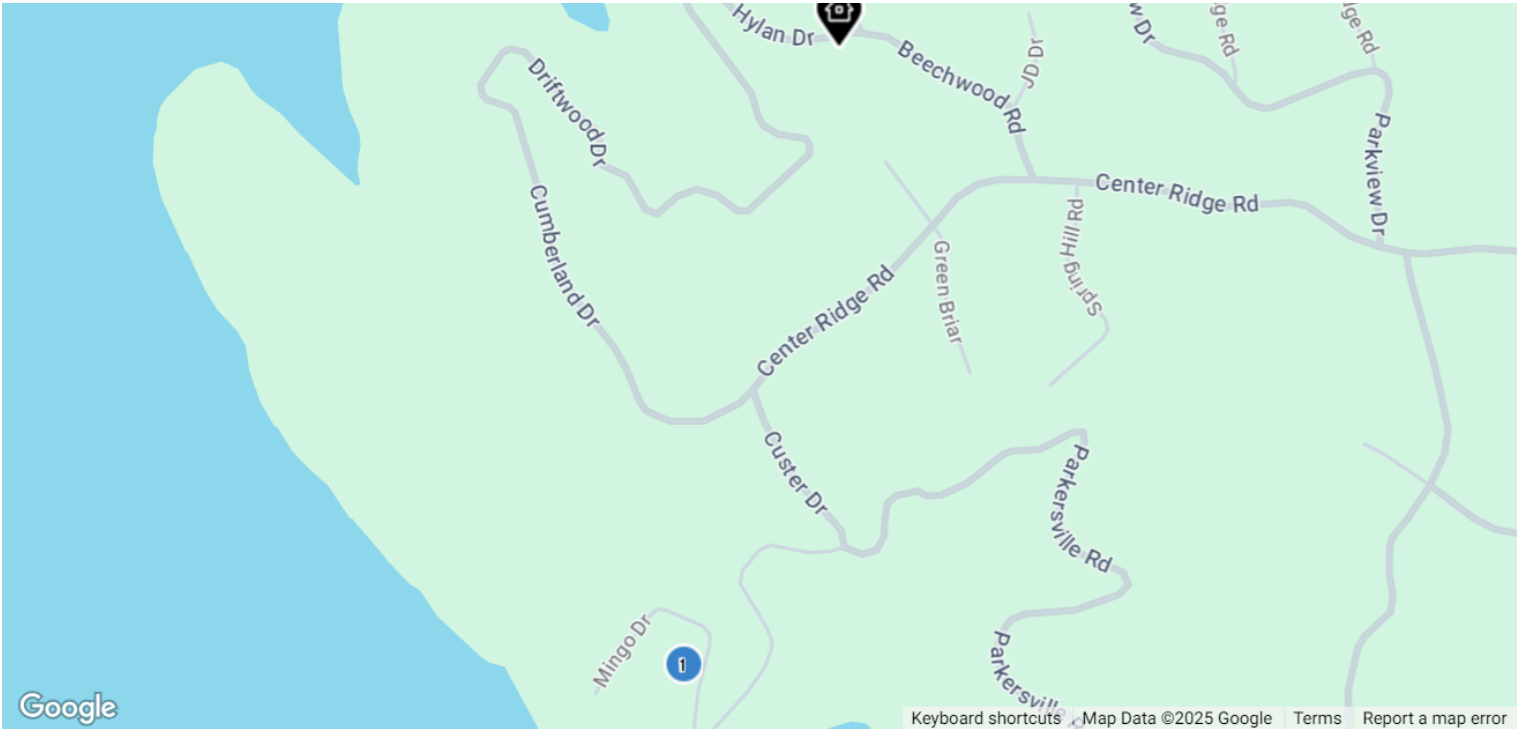








Housing	63
Affordability & Access	
Neighborhood	29
Access to Life, Work & Play	
Transportation	30
Safe & Convenient Options	
Environment	59
Clean Air & Water	
Health	31
Prevention, Access & Quality	
Engagement	24
Civic & Social Involvement	
Opportunity	62
Inclusion & Possibilities	

Comparative Analysis

1	Confirm the Property Facts <i>Your realtor confirmed the property facts for this property so they could be used in selecting homes.</i>	 Confirmed
2	Average of Comps <i>Comps form the foundation of this analysis. Your agent has selected key comps for you to review.</i>	\$535,392 Range: \$535K (or \$156 per sq. ft.)
3	Adjustments <i>Your agent has some insight into how your home relates to these comps that have adjusted the result.</i>	—
4	Adjusted Value	\$535,392 Range: \$535K (or \$156 per sq. ft.) Last Updated: 4/1/2025

Comps and Adjustments



LEGEND:  Subject Property  Pending  For Sale or For Lease  Distressed  Recent Sale  Off Market

This Property



 Closed

177 Hylan Dr
Eddyville, KY 42038

Proxim.	Days in RPR	Date	Amount	\$/sq ft	Living Area	Lot Size	Beds	Baths	Built
—	—	—	—	\$93	3,432 sq ft	—	4	3	—

Listings



 Active

73 Mingo Dr
Eddyville, KY 42038

Address	Proxim.	Days in RPR	Date	Amount	\$/sq ft	Living Area	Lot Size	Beds	Baths	Built	Comp vs Subject
	.45 Mi. S	281 days	6/24/2024	\$600,000	\$156	3,850 sq ft	2.08 acres	6	3	2007	Same →
			List Date	List Price							

Property History

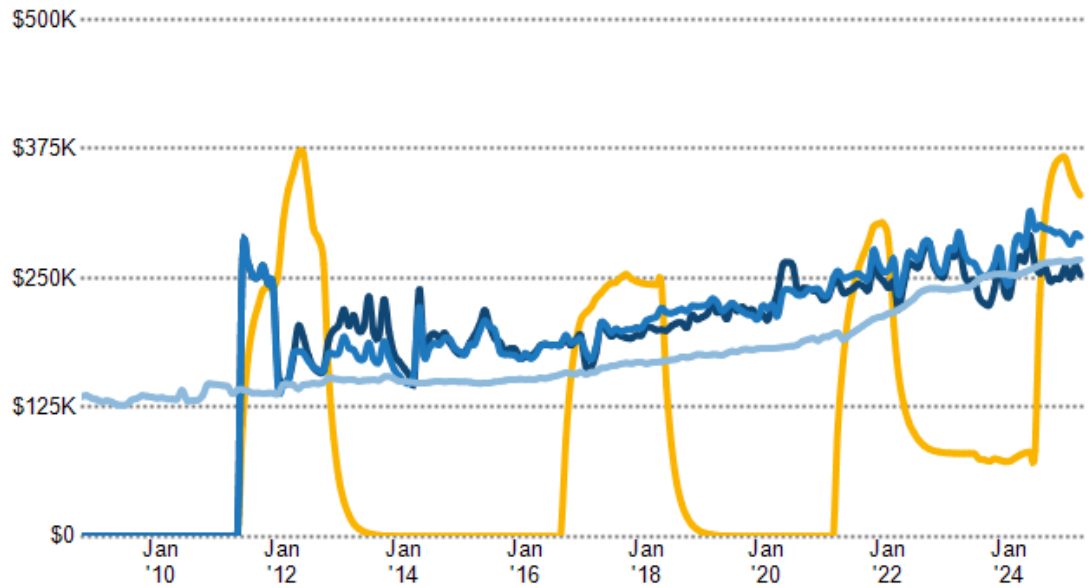
Median Estimated Home Value

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Data Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

- This Property
- Eddyville
- Lyon County
- Kentucky



Sales History

Sales Date	Sales Amount	Price per sq. ft.
6/29/2022	\$80,000	\$23

Assessed Values

Date	Improvements	Land	Total	Tax
2024	—	—	\$150,000	\$1,328
2023	—	—	\$150,000	\$1,331
2022	—	—	\$150,000	\$1,371
2021	—	—	\$150,000	\$1,391
2020	—	—	\$15,000	\$137
2019	—	—	\$3,000	\$27
2018	—	—	\$3,000	\$27
2017	—	—	\$3,000	\$27
2016	—	—	\$3,000	\$27
2015	—	—	\$3,000	—
2013	—	—	\$3,000	—
2012	—	—	\$3,000	—
2011	—	—	\$3,000	—
2010	—	—	\$3,000	—

Legal Description

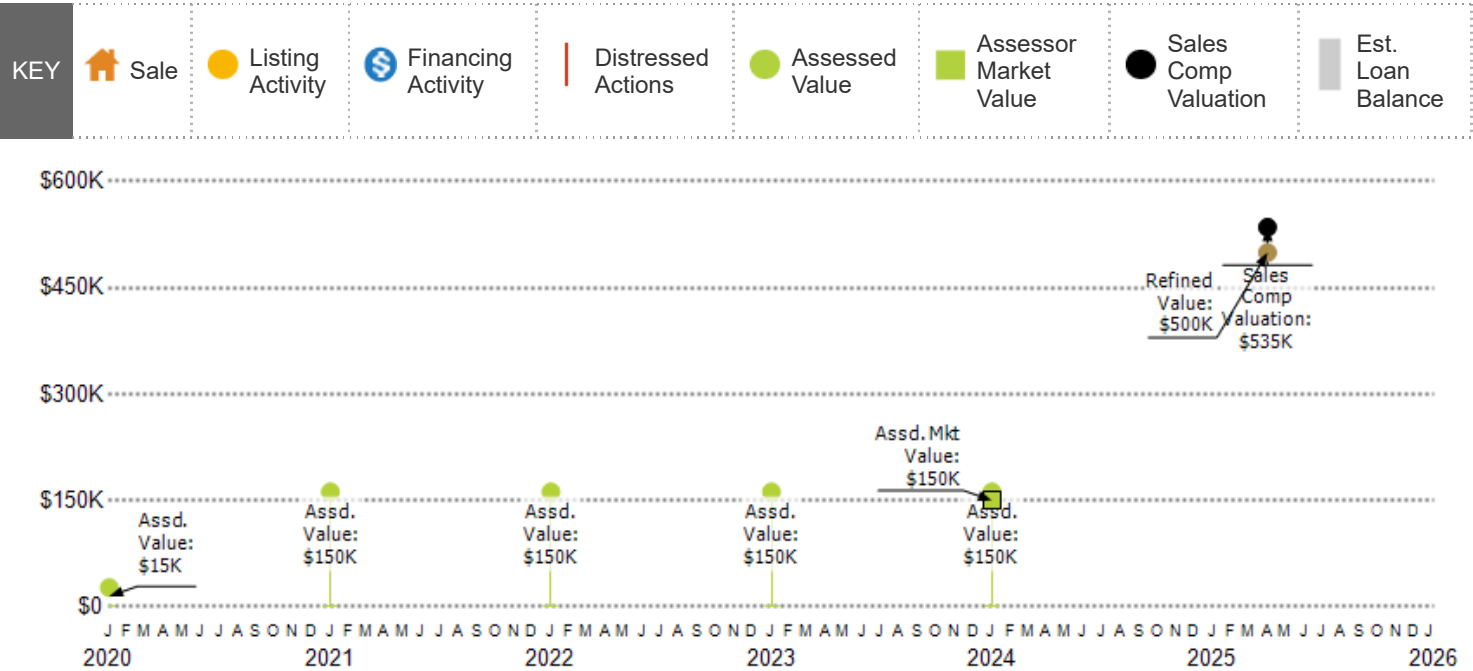
Parcel Number	54E-1-150
Tax ID	144687
County	Lyon County
Census Tract	211439602.002052
Carrier Route	R003
Abbreviated Description	DRIFTWOOD ESTATES LOT 150
Current Use	Residential (General) (Single)

Deed Records

Recording Date	6/29/2022
Document Type	Warranty Deed
Sales Price	\$80,000
Sales Price Code	Full amount stated on Document.
Buyer Name	JOE WORTH, ROB BERGERON
Buyer ID	Trustee
Seller Name	FREDONIA VALLEY BANK
Seller ID	Company or Corporation
Book #	DB184
Page #	609
Contract Date	6/17/2022

Sales and Financing Activity

This chart shows a property's sales and financing history. It can be used to compare the value of the property as seen by public records, such as deeds and tax records, with the estimated home value. Actions taken against the owner, such as the issuance of a Notice of Default, are noted. Sales activity, such as listing date and price reductions, are highlighted.



Neighborhood: Housing Stats and Charts

	42038	Lyon County	Kentucky	USA
Median Estimated Home Value	\$262K	\$293K	\$267K	\$368K
Estimated Home Value 12-Month Change	+0.1%	+3.2%	+5.7%	+2.3%
Median List Price	\$370K	\$330K	\$297K	—
List Price 1-Month Change	+6.1%	-4%	+2.5%	—
List Price 12-Month Change	-13%	-13.2%	+4.3%	—
Median Home Age	9	9	32	44
Own	76%	82%	68%	65%
Rent	24%	18%	32%	35%
\$ Value of All Buildings for which Permits Were Issued	—	\$2.07M	\$3.01B	\$365B
% Change in Permits for All Buildings	—	+14%	-9%	-6%
% Change in \$ Value for All Buildings	—	+97%	-9%	-5%

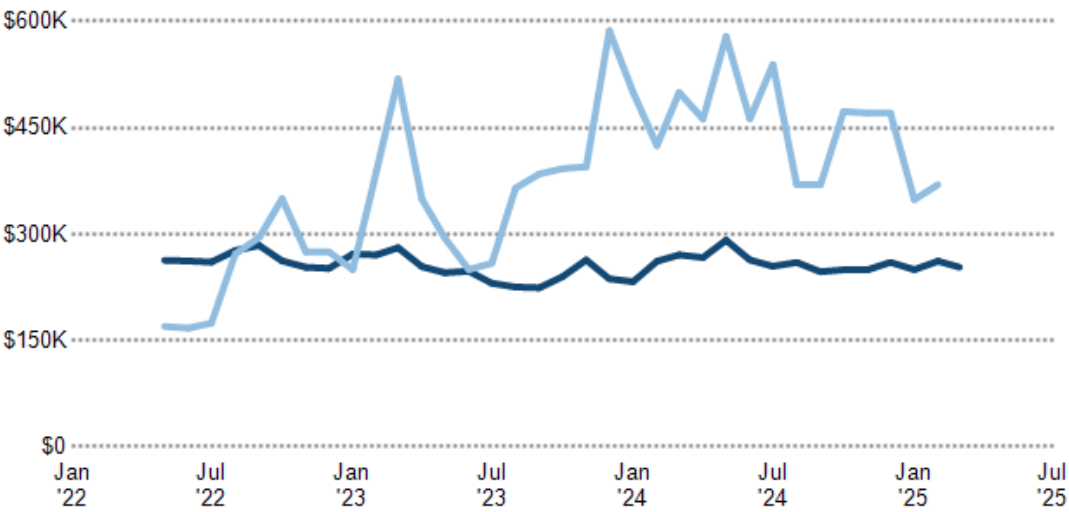
Median Estimated Home Value vs. Median Listing Price

This chart compares a ZIP code's median estimated home value with the median listing price of Active listings. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Public Record and Listing data

Update Frequency: Monthly

- Median Estimated Value
- Median List Price



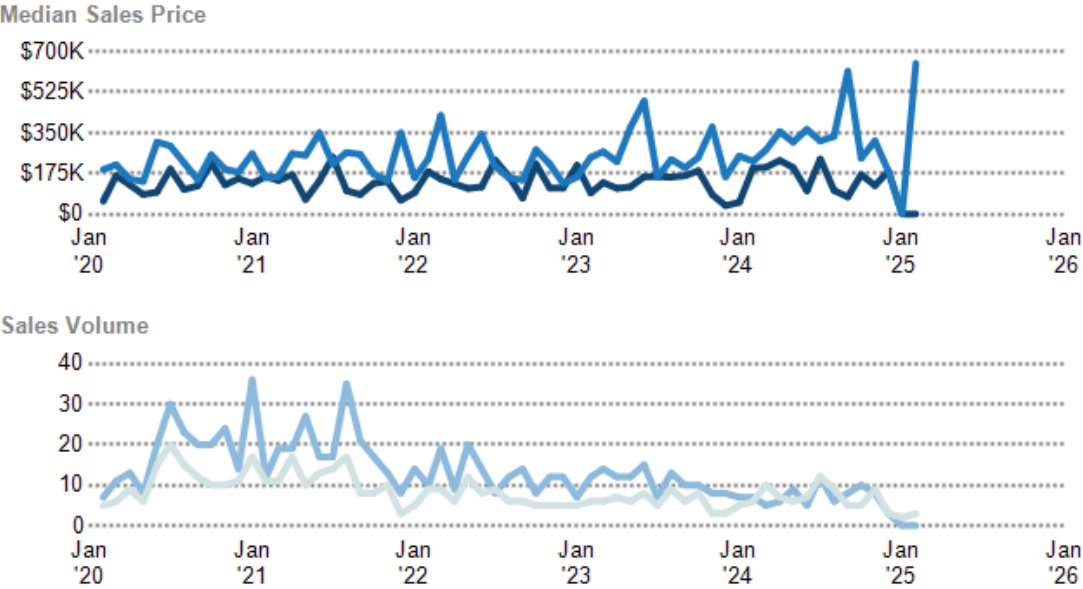
Median Sales Price vs. Sales Volume

This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings



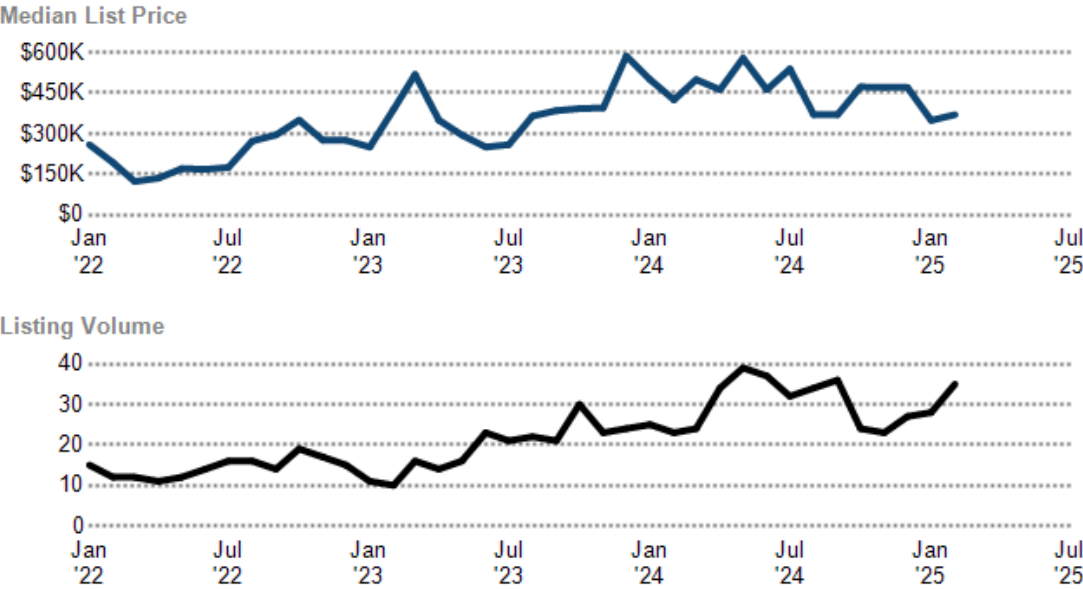
Median Listing Price vs. Listing Volume

This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

Update Frequency: Monthly

- Median List Price
- Listing Volume



Listing Inventory

This chart shows the number of For Sale listings in a ZIP code by Property Type.

Data Source: On- and off-market listings sources

Update Frequency: Daily

- ZIP Count Listings by PropertyType



Size of Homes Sold

This chart shows the distribution of homes reported sold in the past three months of different sizes in the area of your search.

Data Source: Public records data

Update Frequency: Daily

 Sales Count By Living Area



Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Data Source: Public records data

Update Frequency: Daily

 Sales Count by Bedroom



Neighborhood: People Stats and Charts

	42038	Lyon County	Kentucky	USA
Population	5.7K	8.72K	4.5M	331M
Population Density per Sq Mi	64.2	40.8	114	93.6
Population Change since 2020	+0.9%	+0.5%	+0.9%	0%
Median Age	45	48	39	39
Male / Female Ratio	61%	56%	50%	50%

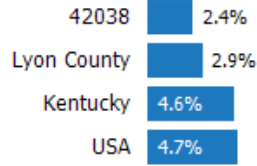
Education Levels of Population

This chart shows the educational achievement levels of adults in an area, compared with other geographies.

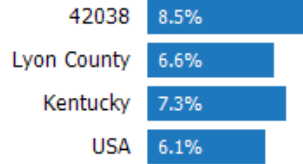
Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

Less Than 9th Grade



9-12th Grade/No Diploma



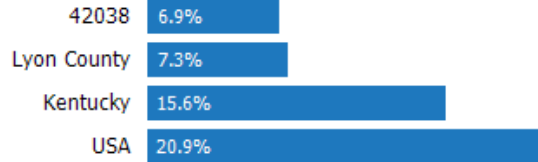
High School Graduate



Associate Degree



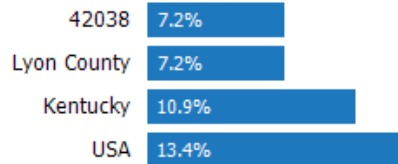
Bachelor's Degree



At Least a College Education



Grad/Professional Degree



Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

42038



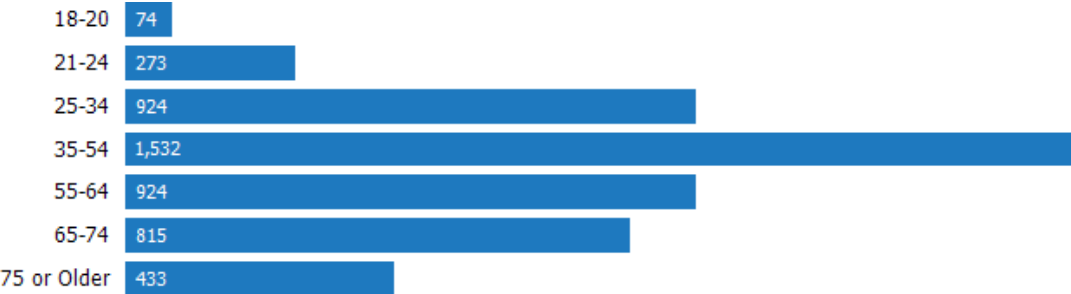
Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

42038



Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

42038



Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

42038



Presidential Voting Pattern

This chart shows how residents of a county voted in the 2020 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Quadrennially



 Lyon County

Neighborhood: Economic Stats and Charts

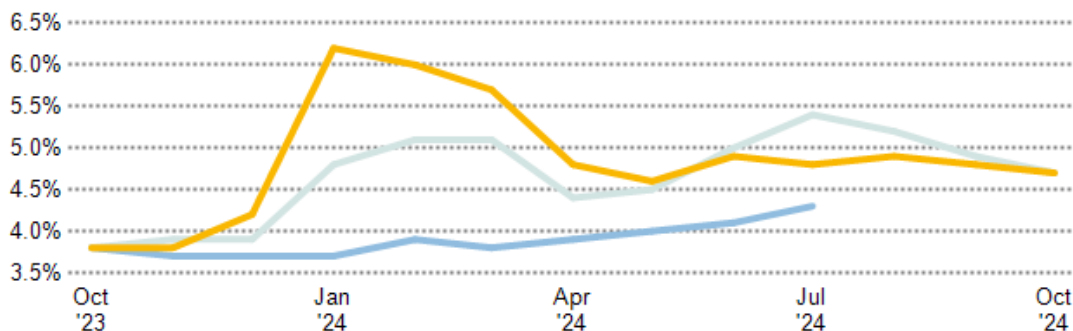
	42038	Lyon County	Kentucky	USA
Income Per Capita	\$27,489	\$30,441	\$33,515	\$41,261
Median Household Income	\$58,579	\$64,081	\$60,183	\$75,149
Unemployment Rate	—	4.7%	4.7%	4.3%
Unemployment Number	—	152	97.6K	7.16M
Employment Number	—	3.08K	1.98M	—
Labor Force Number	—	3.24K	2.08M	168M

Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Data Source: Bureau of Labor Statistics

Update Frequency: Monthly

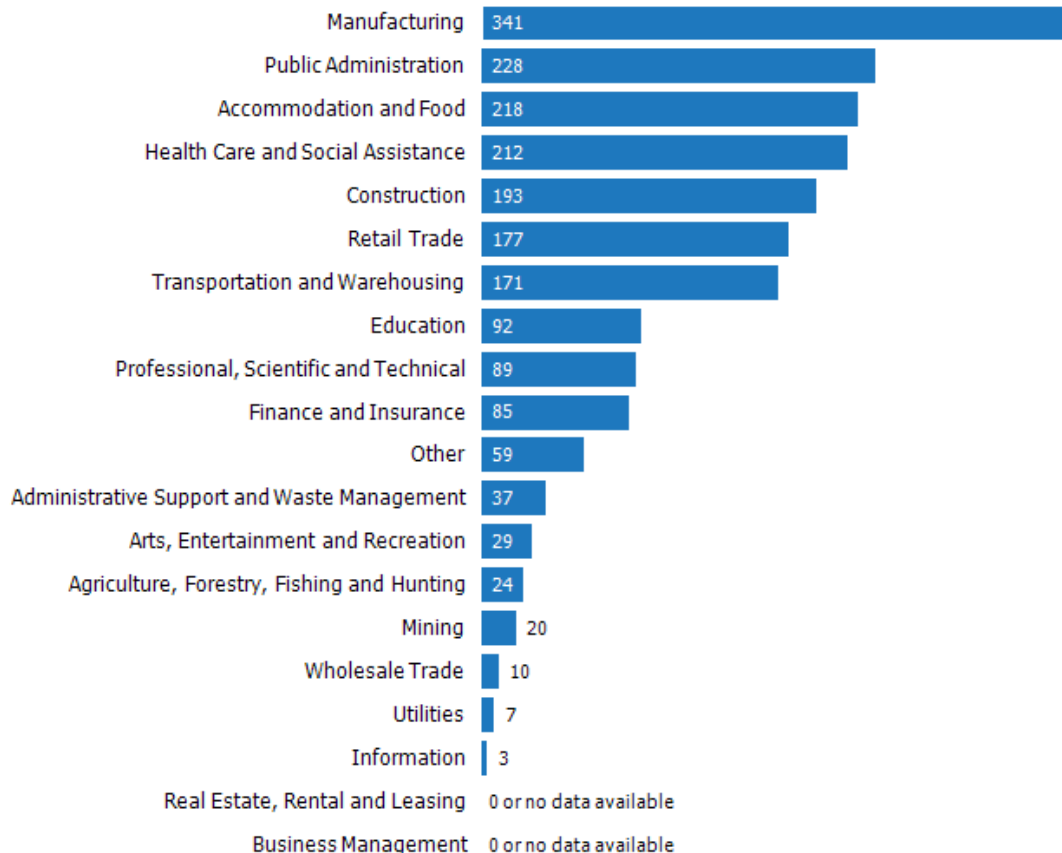


Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually



Neighborhood: Quality of Life Stats and Charts

Quality of Life in 42038

	42038	Lyon County	Kentucky	USA
Elevation (in feet)	456	436	817	—
Annual Rainfall (in inches)	48.99	49.52	49.87	—
Annual Snowfall (in inches)	13.33	11.97	16.49	—
Days of Full Sun (per year)	98	98	88	—
Travel Time to Work (in minutes)	—	23	24	27
Water Quality - Health Violations	—	—	—	—
Water Quality - Monitoring and Report Violations	—	—	—	—
Superfund Sites	0	0	21	2,466
Brownfield Sites	No	No	Yes	—

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census

Update Frequency: Annually



How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census

Update Frequency: Annually



Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually



School: Lyon County Elementary School

School Details

Name
Lyon County Elementary School

Level
Elementary

Type
Public

Grades Served
PK, K-5

School District
Lyon County Public Schools

Address
201 Fairview Ave,
Eddyville, KY 42038

Phone
(270) 388-9715

School Facts

	Lyon County Elementary School	Lyon County Public Schools
Overall Grade	B	B-
Total Enrollment	457	998
Students per Teacher	18:1	22:1
Students in Free Lunch Program	58%	56%
Academic Grade	B	B
Average GPA	-	3.56 (out of 131 responses)
Math Proficiency	37%	43%
Reading Proficiency	57%	52%
Gifted Students	13%	-
AP Enrollments	-	-
Graduation Rate	-	95%
Average ACT Score	-	23 (out of 54 responses)
Average SAT Score	-	-
Teacher Grade	B	B
Average Teacher Salary	\$55,485	\$55,485
Teachers in 1st or 2nd Year	-	9%

About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others. Source: Niche Update Frequency: Quarterly

School: Lyon County High School

School Details

Name
Lyon County High School

Level
High

Type
Public

Grades Served
9-12

School District
Lyon County Public Schools

Address
209 Fairview Ave,
Eddyville, KY 42038

Phone
(270) 388-9715

School Facts

Overall Grade

B-

Total Enrollment

298

Students per Teacher

19:1

Students in Free Lunch Program

46%

Academic Grade

B-

Average GPA

3.57 (out of 129 responses)

Math Proficiency

37%

Reading Proficiency

47%

Gifted Students

24%

AP Enrollments

-

Graduation Rate

95%

Average ACT Score

23 (out of 53 responses)

Average SAT Score

-

Teacher Grade

B-

Average Teacher Salary

\$55,485

Teachers in 1st or 2nd Year

21%

Lyon County Public Schools

B-

998

22:1

56%

B

3.56 (out of 131 responses)

43%

52%

-

-

95%

23 (out of 54 responses)

-

B

\$55,485

9%

About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others. Source: Niche Update Frequency: Quarterly

Community Reviews for this School

Posted: 2/13/2024 by Senior

Lyon County High School is overall a good, small school where students are put first. With the school being so small, it is easier to talk to teachers and faculty however, the priorities within the school are severely misplaced. Instead of worrying about college and the readiness, the administration is too worried about dress code and what the girls specifically are worried and this has been a recent problem within the school.

Posted: 6/27/2023 by Alum

The curriculum does not prepare students for college. Unable to keep staff so many 1st year teachers without experience which creates no readiness for the students. Extreme favoritism throughout school.

Posted: 1/26/2023 by Senior

I absolutely loved my high school experience, it was one of the most memorable times that I have ever had in my life. From listening to lectures, reading books or even completing homework assignments, these were all learning experiences that I will never forget. No matter what topic it was on the teachers and staff were always there to help. Whether it be a really tough homework assignment or whether it be something for college, like a scholarship, the people within the school were always willing to help. My school also offered many volunteer activities and dual enrollment programs preparing me for my future.

Posted: 1/4/2023 by Senior

Absolutely love the high school teachers at Lyon County High School. They are all caring and their content is very easy to catch on to. It is a small school as well, which makes it easy for everyone to know each other very well.

Posted: 10/1/2021 by Alum

My experience at Lyon County High School was pretty average. I was a cheerleader there and I did really well in school, but I was not prepared for the classes and academics I was about to experience in college.

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>

