



FAYETTE COUNTY, KENTUCKY

Property Valuation Administrator
David O'Neill, PVA



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Owner and Parcel Information			
Owner Name	SHOWPROP PICO RIVERA LLC	January 1, 2019 Owner	SHOWPROP PICO RIVERA LLC
Mailing Address	2275 W 190TH ST STE 201 TORRANCE, CA 90504	Parcel Number	10010110
Location Address	535 W SECOND ST LEXINGTON, KY 40508	Tax District	District 1
Legal Description	D-460 WEST JEFFERSON PLACE LOT 1 3	2018 Tax Rate	1.2774
Property Class	C-Commercial	Acres	1.405
PVA Neighborhood	700-COMMERCIAL DOWNTOWN	Parcel Map	Show Parcel Map
Land Use Code	420-C-OFFICE	ND-1 Zone	
USA/RSA Map	01	Overlay	
Map Block	070	PDR	
Lot	1	Map Scale	100
Subdivision	WEST JEFFERSON PLACE	Block	
Deeded Acres	1.405	LFUCG Zoning	B-1-NEIGHBORHOOD BUSINESS
Cabinet/Slide	D-460	Deeded Sqft	61,204
		Frontage / Out Of	334 / 83-ACREAGE

Assessment Information		Historical Assessments			
Year	Fair Cash Value	Agricultural Value Land	Agricultural Value Total	Exempt	Taxable Value
2019	\$ 2,575,000	\$ 0	\$ 0	\$ 0	\$ 2,575,000

Commercial Improvement Information								
Card	Building Type	Structure Code/Desc	Units	Year Built	Above Grade Sqft	Total Basement Sqft	Finished Basement Sqft	Building Sketch
1	1	353-OFFICE BLDG		1937	40,784	12,022		Show Sketch

Building Photo Preview [Enlarge/Show All Photos](#)



Accessory Information			
Description	Year Built	Area	Grade
PAVING ASPHALT PARKING	1937	0	C

Sale Information						
Sale Date	Sale Price	Deed Book	Deed Page	Sales Validity	Owner	Previous Owner
2016-04-27	\$ 2,650,000	3392	422	11-MULTIPLE PROPERTIES	SHOWPROP PICO RIVERA LLC	PLACID LIMITED PARTNERSHIP
2009-02-18		2996	192	18-AFFILIATED ORGANIZATIONS	PLACID LIMITED PARTNERSHIP	MARY WARNE TRUST
2005-08-08	\$ 1,925,000	2577	598	00-ARMS LENGTH TRANSACTION	MARY WARNE TRUST	NIGHTBERT EDWIN
2005-08-08		2577	585	09-TRANSFER-TAX NOT PAID	NIGHTBERT EDWIN	WEST JEFFERSON PLACE LLC
2003-10-09		2404	665	09-TRANSFER-TAX NOT PAID	WEST JEFFERSON PLACE LLC	WEST JEFFERSON PLACE S & W PARTNERS
1982-12-06	\$ 270,000	1304	496	00-ARMS LENGTH TRANSACTION	WEST JEFFERSON PLACE S & W PARTNERS	YMCA OF GREATER LEX

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