

Summary

Parcel Number 042A-59-151
Account Number 277153
Location Address 471 LEONATUS CT
Subdivision MCCOY PLACE
Description (Note: Not to be used on legal documents)
Class Residential
Tax District 00 County
Deed Book/Page 1291-232
Acres 0.36



[View Map](#)

Owners

MELTON MICHAEL A
471 LEONATUS CT
BOWLING GREEN KY 42104-4029

Valuation

	2024 Working Value	2023 Certified Value	2022	2021	2020
Residential Land Value	\$42,500	\$42,500	\$42,500	\$42,500	\$285,000
+ Residential Improvement Value	\$307,500	\$242,500	\$242,500	\$242,500	\$0
= Residential Total Value	\$350,000	\$285,000	\$285,000	\$285,000	\$285,000
- Homestead Exemption	\$0	\$0	\$0	\$0	\$0
- Disability Exemption	\$0	\$0	\$0	\$0	\$0
= Taxable Assessment Total	\$350,000	\$285,000	\$285,000	\$285,000	\$285,000

Improvement Information

Building Number:	1	Carport Type:	
Description:		Carport Sq Ft:	0
Residence Type:	SINGLE FAMILY	Pool:	N
Year Built:	2016	Tennis Court:	N
Structure:	1 1/2 STORY	Dining Rooms:	0
Exterior:	BRICK VENEER	Family/Den/Rec:	1
Foundation:	CONCRETE BLOCK	Bedrooms:	4
Construction Quality:	GOOD/AVERAGE	Full Baths:	2
Roof Type:	RY-GABLE	Half Baths:	1
Roof Cover:	RF-ASPHALT SHINGLES	Total Rooms:	10
Roof Pitch:	RP-NONE	Living Sq Ft:	2601
Basement Type:	NONE	Basement Sq Ft:	0
Basement Finish:	0	Fireplaces:	1
Basement Size:	0	Mobile Home Make:	
Garage Type:	ATTACHED GARAGE	Mobile Home Size:	
Garage Exterior:	BRICK/STONE	Central Heating:	FORCED AIR
Width:	0	Central Air:	CENTRAL
Length:	0	Porch Sq Ft:	0
Garage Sq Ft:	431	Value:	\$242,500.00

Land

Plat Book	M41-156	Depth	0
Lot Size		Zoning	
Frontage	0	Flood Plane	No

Sales

Sale Date	Sale Price	Deed Book/Page	Grantor	Grantee
11/10/2023	\$350,000	1291-232	MARK ERIC S & PAMELA K	MELTON MICHAEL A
6/13/2017	\$285,000	1141-364	JAGOE HOMES INC	MARK ERIC S & PAMELA K
3/9/2016	\$42,500	1113-506	H & D DEVELOPMENT OF BOWLING GREEN	JAGOE HOMES INC

Recent Sales in Area

Sale date range:

From:

07 / 10 / 2021



To:

07 / 10 / 2024



Sales by Subdivision

Sales by Parcel Group

1500

Feet



Sales by Distance

Photos



No data available for the following modules: Archive Cards.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 7/10/2024, 8:44:18 AM

Contact Us

Developed by



*After recording, please return to:
Home Towne Settlement Services, LLC
108 Reynolds Road, Suite A
Glasgow, KY 42141*

DEED

THIS DEED OF CONVEYANCE made and entered into on this 10 day of November 2023, by and between **Eric S. Mark and Pamela K. Mark, husband and wife**, of 1028 Solomon Lane, Spring Hill, TN 37174, hereinafter known and referred to as **GRANTORS**, and **Michael A. Melton, married of 471 Leonatus Court, Bowling Green, KY 42101**, hereinafter known and referred to as **GRANTEE**;

WITNESSETH:

For and in consideration of the sum of **\$350,000.00 (Three Hundred Fifty Thousand Dollars and no cents)**, cash in hand paid by Grantee to Grantors, the receipt of all of which is hereby acknowledged, the Grantors have bargained, sold, aliened, and conveyed, and do by these presents bargain, sell, alien, and convey, unto the Grantee, **in fee simple**, and unto the Grantee's heirs and assigns forever, a certain tract of real estate located in Warren County, Kentucky, more fully described as follows:

Being Lot 151 of the McCoy Place Subdivision plat of record in Plat Book 41, Pages 156-158, in the Warren County Clerk's Office.

Subject to the Restrictions, Easements, HOA, Water, Lighting Agreement and Binding Elements of record in DB 922 Page 735, RW7 Page 438, Book A50 Page 280, MC Book 15 Page 9, DB 1099 Page 849 and DB 896 Page 513 in the office of the Warren County Court Clerk.

Being the same property conveyed to Eric S. Mark and Pamela K. Mark, husband and wife, from Jagoe Homes, Inc., a Kentucky corporation, by Deed dated June 13, 2017, recorded in Deed Book 1141, Page 364, in the office of the Warren County Clerk.

It is agreed and understood by and between the parties hereto that all ad valorem taxes due and payable upon the above described real estate for and during the current calendar year shall be prorated between the Grantors and Grantee as of the date of this Deed of Conveyance, and that all such taxes due and payable for and during all succeeding calendar years shall be paid by Grantee, and that possession of the subject real estate shall accompany delivery of this Deed of Conveyance.

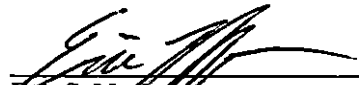
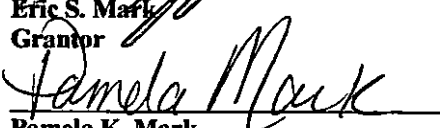
By execution of this deed, Grantors acknowledge advice by the preparer of this instrument of Grantors' responsibility for filing form 1099-S with the Internal Revenue Service.

TO HAVE AND TO HOLD, the above described tract of real estate, together with the improvements thereon and the appurtenances thereunto appertaining, aforementioned, unto the Grantees, for and during their joint lives, remainder in fee simple to the survivor of them, and unto his or her heirs and assigns forever, with Covenant of General Warranty of Title; **SUBJECT, HOWEVER**, to all easements, covenants and restrictions of record, or apparent from visual inspection.

IN THIS CONSIDERATION CERTIFICATE, the parties hereto do hereby certify, pursuant to KRS Section 382.135, that the above stated consideration in the sum of \$350,000.00 (Three Hundred Fifty Thousand Dollars and no cents) is the true, correct, and full consideration paid for the property herein conveyed. We further certify our understanding that falsification of the stated consideration or sale price of the property is a Class D felony, subject to one to five years imprisonment and fines up to \$10,000.00.

The in- care-of address for any and all future property tax bills is as follows: 471 Leonatus Court, Bowling Green, KY 42101.

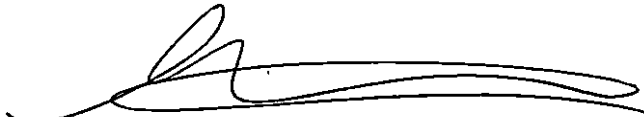
IN TESTIMONY WHEREOF, witness the hands of the Grantors and the Grantees herein, all on this the day and year first above written.


Eric S. Mark
Grantor

Pamela K. Mark
Grantor

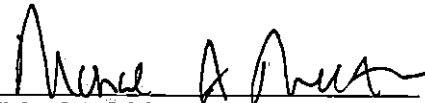
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The undersigned, a Notary Public within and for the State of Tennessee, County of WILLIAMSON, does certify that on this 9 day of November 2023, the foregoing Deed of Conveyance and Consideration Certificate was produced to me and was sworn to, acknowledged and delivered by **Eric S. Mark and Pamela K. Mark, husband and wife.**




Notary Public

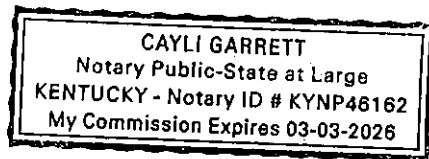
My Commission Expires 7-6-27



Michael A. Melton
Grantee

COMMONWEALTH OF KENTUCKY)

COUNTY OF Warren)

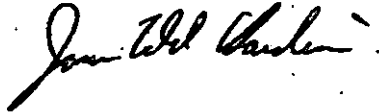
Warren, The undersigned, a Notary Public within and for the Commonwealth of Kentucky, County of Warren, does certify that on this 10 day of November 2023, the foregoing Consideration Certificate was produced to me and was sworn to, acknowledged and delivered by **Michael A. Melton, married.**




Notary Public

My Commission Expires

This instrument prepared by:



JASON TODD HARDIN
Attorney at Law
108 Reynolds Road, Suite A
Glasgow, KY 42141
(270)678-5090

DOCUMENT NO: 2026166
RECORDED: November 17, 2023 09:33:00 AM
TOTAL FEES: \$50.00 TRANSFER TAX: \$350.00
COUNTY CLERK: LYNETTE YATES
DEPUTY CLERK: AMANDA LATHAM
COUNTY: WARREN COUNTY
BOOK: D1291 PAGES: 232 - 234

THIS DEED made and entered into on this the 13th day of JUNE, 2017, by and between **Jagoe Homes, Inc., a Kentucky corporation**, of 3624 Wathens Crossing, Owensboro, Kentucky 42301, hereinafter called FIRST PARTY, and **Eric S. Mark and Pamela K. Mark, husband and wife**, and the survivor of them, whose mailing and grantee in-care-of tax mailing address is: 471 Lonatus Ct., Bowling Green, Ky 42104, hereinafter called SECOND PARTIES.

WITNESSETH: That for and in consideration of the sum of **Two Hundred Eighty Five Thousand and No/100 Dollars, (\$285,000.00)**, cash in hand paid by Second Parties to First Party, the receipt of which is hereby acknowledged, the First Party has bargained and sold and does hereby GRANT AND CONVEY unto the Second Parties, for and during their joint lives, with remainder in fee simple to the survivor of them, his or her heirs and assigns forever, the following described property located in **Warren County, Kentucky**, and more particularly described as follows, to-wit:

Being Lot 151 of the McCoy Place subdivision plat of record in Plat Book 41, Pages 156-158, in the Warren County Clerk's Office.

AND BEING a part of the same property conveyed to Jagoe Homes, Inc. a Kentucky corporation, by Deed from H & D Development of Bowling Green, LLC, a Kentucky limited liability company, dated March 9, 2016, of record in Deed Book 1113, Page 506 in the Office of the Warren County Clerk.

TO HAVE AND TO HOLD, the above-described real property, together with all the rights, privileges and appurtenances thereunto belonging, or in anywise appertaining, unto the

Second Parties, for and during their joint lives, with remainder in fee simple to the survivor of them, his or her heirs and assigns forever, with covenant of GENERAL WARRANTY.

This conveyance is made subject to all legal and existing restrictions, covenants, easements and rights-of-way which might in any manner affect the title of the property herein being conveyed, including all zoning regulations and ordinances.


Consideration Certificate: The parties hereto state and affirm the consideration reflected in this Deed is the full consideration paid for the real property conveyed herein. The Second Parties join this Deed for the sole purpose of certifying the consideration pursuant to KRS Chapter 382. The parties further certify their understanding that falsification of the stated consideration or sale price of the property is a Class D felony, subject to one to five years imprisonment and fines up to \$10,000.00.

The undersigned person executing this instrument on behalf of First Party corporation represents and certifies that this individual(s) is the duly elected officer of First Party corporation and has been fully empowered by proper by-laws of the Board of Directors of First Party corporation to execute and deliver this instrument; that First Party corporation has full corporate capacity to convey the real estate hereby conveyed, and that all necessary corporate requirements and resolutions for the making of this conveyance have been completed.

IN TESTIMONY WHEREOF, witness the signatures of the First Party and Second Parties herein, this the day and year first hereinabove written.

FIRST PARTY:

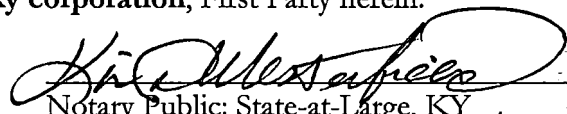
Jagoe Homes, Inc., a Kentucky corporation

By: 
J. Scott Jagoe, President

STATE OF KENTUCKY

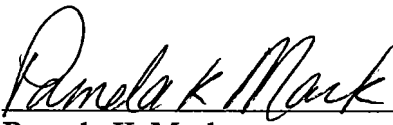
COUNTY OF DAVIESS

The foregoing Deed and Consideration Certificate was subscribed, sworn to and acknowledged before me this the 12th day of JUNE, 2017, by J. Scott Jagoe as President, of **Jagoe Homes, Inc., a Kentucky corporation**, First Party herein.


Notary Public: State-at-Large, KY
My commission expires: 1/25/2018
Notary ID (if any): 502960

SECOND PARTIES:

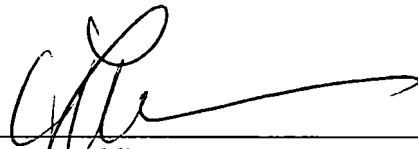

Eric S. Mark


Pamela K. Mark

STATE OF KENTUCKY

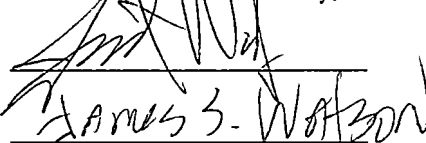
COUNTY OF WARREN

The foregoing Consideration Certificate was subscribed, sworn to and acknowledged before me this the 13 day of JUNE, 2017, by **Eric S. Mark and Pamela K. Mark, husband and wife**, Second Parties herein.


Notary Public: State-at-Large, KY
My commission expires: 6-7-21
Notary ID (if any): _____

Prepared without examination of title by:

Foreman Watson Holtrey, LLP


James S. Watson

(Printed Name)
530 Frederica Street
Owensboro, Kentucky 42301
270-689-2412

DOCUMENT NO: 940166
RECORDED: June 14, 2017 08:12:00 AM
TOTAL FEES: \$20.00 TRANSFER TAX: \$285.00
COUNTY CLERK: LYNETTE YATES
DEPUTY CLERK: CARLA HILL
COUNTY: WARREN COUNTY
BOOK: D1141 PAGES: 364 - 367

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8/15/2019	HANCOCK BANK & TRUST CO		11 PAGES	
<div>941406-1</div>	MARK, PAMELA K	MTG	M2719 389	LT 151 MCCOY PLACE SUB
6/29/2017	HANCOCK BANK & TRUST CO		11 PAGES	
<div>940167-1</div>	MARK, PAMELA K	MTG	M2715 72	LT 151 MCCOY PLACE SUB
6/14/2017	HANCOCK BANK & TRUST CO		11 PAGES	
<div>2026166-1</div>	MARK, PAMELA K	DEED	D1291 232	LT 151 MCCOY PLACE SUB
11/17/2023	MELTON, MICHAEL A		3 PAGES	

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<div>1918438-1</div>	MARK, PAMELA KAY	RENT	M3199 609	LOT 151 MCCOY PLACE SUB
9/27/2021	HANCOCK BANK & TRUST CO		10 PAGES	
<div>1918437-1</div>	MARK, PAMELA KAY	MTG	M3199 593	LOT 151 MCCOY PLACE SUB
9/27/2021	HANCOCK BANK & TRUST CO		16 PAGES	

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<div>2027313-1</div>	FIRST FINANCIAL BANK NA	REL	M3422 730	FULL REL MB 2715 PG 72
11/28/2023	MARK, PAMELA K		1 PAGES	
<div>1920869-1</div>	HANCOCK BANK & TRUST CO	REL	M3206 259	FULL REL MB 2903 PG 621
10/11/2021	MARK, PAMELA K		1 PAGES	
<div>940166-1</div>	JAGOE HOMES INC	DEED	D1141 364	LT 151 MCCOY PLACE SUB
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8/15/2019	HANCOCK BANK & TRUST CO		11 PAGES	
<div>941406-0</div>	MARK, ERIC S	MTG	M2719 389	LT 151 MCCOY PLACE SUB
6/29/2017	HANCOCK BANK & TRUST CO		11 PAGES	
<div>940167-0</div>	MARK, ERIC S	MTG	M2715 72	LT 151 MCCOY PLACE SUB
6/14/2017	HANCOCK BANK & TRUST CO		11 PAGES	
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<div>1918437-0</div>	MARK, ERIC SCOTT	MTG	M3199 593	LOT 151 MCCOY PLACE SUB
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11/28/2023	MARK, ERIC S		1 PAGES	
<div>1920869-0</div>	HANCOCK BANK & TRUST CO	REL	M3206 259	FULL REL MB 2903 PG 621
10/11/2021	MARK, ERIC S		1 PAGES	
<div>940166-0</div>	JAGOE HOMES INC	DEED	D1141 364	LT 151 MCCOY PLACE SUB
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<div>598246-0</div>	MELTON, MICHAEL	MTG	M1857 738	LT 51 ASHMOOR PARKE
6/11/2007	COUNTRYWIDE BANK FSB		11 PAGES	
<div>598245-0</div>	MELTON, MICHAEL	MTG	M1857 722	LT 51 ASHMOOR PARKE
6/11/2007	COUNTRYWIDE BANK FSB		16 PAGES	
<div>487124-0</div>	MELTON, MICHAEL	MTG	M1550 938	LT 51 ASHMOOR PARKE SUB
6/8/2004	DECISION ONE MTG CO LLC		18 PAGES	
<div>1979240-6</div>	MELTON, MICHAEL	DEED	D1272 442	LOT 3 FORBES & MAY PROP
12/27/2022	JOHNSON, SETH		10 PAGES	
<div>598246-1</div>	MELTON, MICHAEL	MTG	M1857 738	LT 51 ASHMOOR PARKE
6/11/2007	MORTGAGE ELECTRONIC REGISTRATION SYST		11 PAGES	
<div>598245-1</div>	MELTON, MICHAEL	MTG	M1857 722	LT 51 ASHMOOR PARKE
6/11/2007	MORTGAGE ELECTRONIC REGISTRATION SYST		16 PAGES	
<div>487124-1</div>	MELTON, MICHAEL	MTG	M1550 938	LT 51 ASHMOOR PARKE SUB
6/8/2004	MORTGAGE ELECTRONIC REGISTRATION SYST		18 PAGES	

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1/6/2009	ACOPIA LLC		10 PAGES	
<div>599984-0</div>	MELTON, MICHAEL A	MTG	M1863 530	LT 51 ASHMOOR PARKE SUB
6/29/2007	AMERICAN BANK & TRUST CO INC		5 PAGES	
<div>711633-0</div>	MELTON, MICHAEL A	ENC	E132 418	LT 51 ASHMOOR PARKE
3/15/2010	CITIMORTGAGE INC		2 PAGES	
<div>387696-0</div>	MELTON, MICHAEL A	MLIEN	E83 198	
9/28/2001	EZ MONEY PAWN INC		1 PAGES	
<div>2026167-0</div>	MELTON, MICHAEL A	MTGWA	M3420 908	LT 151 MCCOY PLACE SUB
11/17/2023	MORTGAGE ELECTRONIC REGISTRATION SYST		18 PAGES	
<div>656846-1</div>	MELTON, MICHAEL A	MTG	M1992 620	LT 51 ASHMOOR PARKE SUB
1/6/2009	MORTGAGE ELECTRONIC REGISTRATION SYST		10 PAGES	
<div>239219-0</div>	MELTON, MICHAEL A	SLIEN	E67 280	REL 6/18/04 E95/443
5/8/1997	REVENUE CABINET		1 PAGES	
<div>2026167-1</div>	MELTON, MICHAEL A	MTGWA	M3420 908	LT 151 MCCOY PLACE SUB
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INS# /DATE	PARTY1/PARTY2	TYPE	BK/PG	DESCRIPTION
<div>658136-0</div>	MORTGAGE ELECTRONIC REGISTRATION SYST	REL	M1995 103	FULL REL MB 1857 PG 722
1/16/2009	MELTON, MICHAEL		1 PAGES	
<div>658135-0</div>	MORTGAGE ELECTRONIC REGISTRATION SYST	REL	M1995 102	FULL REL MB 1857 PG 738
1/16/2009	MELTON, MICHAEL		1 PAGES	
<div>599773-0</div>	MORTGAGE ELECTRONIC REGISTRATION SYSTE	REL	M1862 812	FULL REL MB 1550 PG 938
6/27/2007	MELTON, MICHAEL		1 PAGES	

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<div>660517-0</div>	AMERICAN BANK & TRUST CO INC	REL	M1999 212	FULL REL MB 1863 PG 530
2/3/2009	MELTON, MICHAEL A		1 PAGES	
<div>235405-1</div>	BLUEGRASS CELLULAR INC	JLR	E66 655	RELEASE BK 61 PG 241
3/12/1997	MELTON, MICHAEL A		1 PAGES	
<div>487123-0</div>	GEMINI HOMES INC	DEED	D883 707	LT 51 ASHMOOR PARKE SUB
6/8/2004	MELTON, MICHAEL A		3 PAGES	
<div>2026166-0</div>	MARK, ERIC S	DEED	D1291 232	LT 151 MCCOY PLACE SUB
11/17/2023	MELTON, MICHAEL A		3 PAGES	
<div>2026166-1</div>	MARK, PAMELA K	DEED	D1291 232	LT 151 MCCOY PLACE SUB
11/17/2023	MELTON, MICHAEL A		3 PAGES	
<div>488181-0</div>	REVENUE CABINET	SLR	E95 443	RELEASE BK 67 PG 280
6/18/2004	MELTON, MICHAEL A		1 PAGES	

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