

# 223 Helm St Elizabethtown, KY 42701

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## Valencia Claycomb

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### Elizabethtown

120 Drexler Circle

Elizabethtown, KY 42701



Off Market / Public Record • Sold Date: 10/11/2018, Public Record

Closed Price  
**\$185,000**  
 Closed Date 10/11/2018



**Commercial**

Type



**2,641**

Sq Ft

**ROSEY POSEY FLORIST**

Building Name

**Basic Facts**

**Type**

Commercial

**Subtype**

General

**Year Built**

1900

**Land Use**

Commercial (General)

**General Use**

Florist, Nursery, Greenhouse (Retail/Wholesale)

**Property Use**

Florist, Nursery, Greenhouse (retail/wholesale)

**Overall Use**

RETAIL

**Multi Parcel**

No

# Property Information

## Property Features

| PUBLIC        |             |                   |               |
|---------------|-------------|-------------------|---------------|
| Lot Size Sqft | 7,449 sq ft | Lot Size Acres    | 0.17 acres    |
| Building Sqft | 2,641 sq ft | Basement Features | Full Basement |





## Tenants

| Tenant / Contact                      | Suite / Unit | Move-in Date | Type of Business                                | Business Start Date |
|---------------------------------------|--------------|--------------|---|---------------------|
| Rosey Posey Florist<br>(270) 769-1496 | -            | -            | Florist, Nursery, Greenhouse (retail/wholesale) | -                   |

Highlighted rows were changed by agent to reflect knowledge of this property

## Location Details

Flood Zone X (unshaded)

## Legal Description

|                            |   |                         |  |
|----------------------------|---|-------------------------|--|
| Parcel Number              | 221-10-10-020                                   | County                  | Hardin County  |
| City/Municipality/Township | ELIZABETHTOWN(CITY - INDSCHL)                   | Census Tract            | 210930014.013026                                       |
| Carrier Route              | C001  | Abbreviated Description | DIST:07<br>CITY/MUNI/TWP:ELIZABETHTOWN(CITY - INDSCHL) |
| FIPS Parcel Number         | 21093221-10-10-020                              | Building Name           | ROSEY POSEY FLORIST                                    |
| General Use                | Florist, Nursery, Greenhouse (Retail/Wholesale) | Property Use            | Florist, Nursery, Greenhouse (retail/wholesale)        |
| Overall Use                | RETAIL  | Current Use             | Commercial (General)                                   |

## Owner Facts

|                     |  |            |                     |
|---------------------|--|------------|---------------------|
| Owner Name (Public) | ROSES & POISES LLC                         | Time Owned | 5-10 Yrs            |
| Mailing Address     | 808 Sunrise Ln Elizabethtown KY 42701-2137 | Vesting    | Company/Corporation |
| Number of Tenants   | 1  |            |                     |

## Financial Details

|                      |                                  |                                  |   |
|----------------------|----------------------------------|----------------------------------|---|
| Adjusted Prop. Value | \$189,000                        | New Applicant Underwriting Score | 2 |
| Default History      | NO DEFAULTS IN AVAILABLE RECORDS | Property Use Reliability Score   | 2 |
| Financial Risk Score | 139                              | Property Use Risk Score          | B |





## Financial Details

Local Area Credit Risk Score **D**

Special Risk Characteristics

NO SPECIAL RISK FEATURES

## Public Record History

### Deed

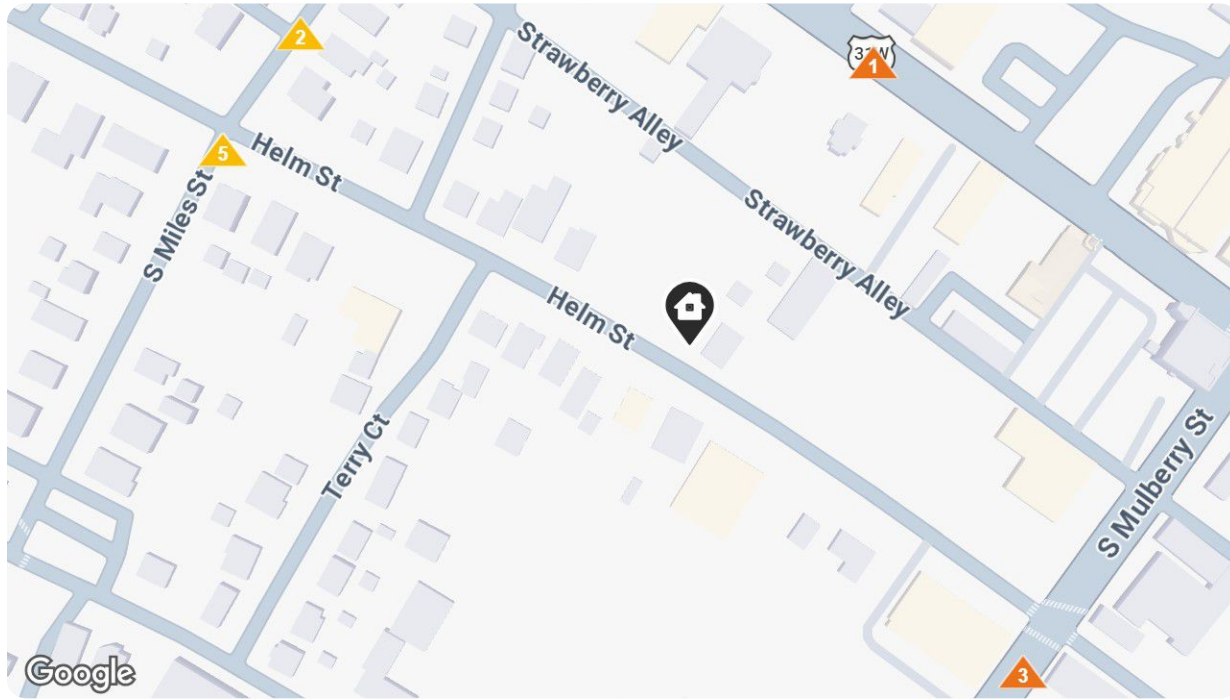
|                        |   |
|------------------------|---|
| <b>Contract Date</b>   | <b>10/11/2018</b>                       |
| Recording Date         | 10/11/2018                              |
| Document Type          | Deed                                    |
| Sale Price             | \$185,000                               |
| Buyer ID               | Company or Corporation                  |
| Price Code Description | Full amount stated on Document.         |
| Seller Name            | POSEY FLORIST LLC                       |
| Seller ID              | Company or Corporation                  |
| Buyer Mailing Address  | 808 SUNRISE LN, ELIZABETHTOWN, KY 42701 |
| Recorder's Book #      | 1463                                    |
| Recorder's Page #      | 771                                     |

### Tax

| Assessment Year                      | 2025      | 2024      | 2023      | 2022      | 2021      |
|--------------------------------------|-----------|-----------|-----------|-----------|-----------|
| Assessed Value - Land                | \$17,000  | \$17,000  | \$17,000  | \$17,000  | \$17,000  |
| Assessed Value - Improvements        | \$172,000 | \$172,000 | \$172,000 | \$168,000 | \$168,000 |
| Total Assessed Value                 | \$189,000 | \$189,000 | \$189,000 | \$185,000 | \$185,000 |
| Assessor Market Value Year           | 2025      | 2024      | 2023      | 2022      | 2021      |
| Assessor Market Value - Land         | \$17,000  | \$17,000  | \$17,000  | \$17,000  | \$17,000  |
| Assessor Market Value - Improvements | \$172,000 | \$172,000 | \$172,000 | \$168,000 | \$168,000 |
| Total Assessor Market Value          | \$189,000 | \$189,000 | \$189,000 | \$185,000 | \$185,000 |
| Total Tax Amount                     | \$2,371   | -         | -         | -         | \$2,411   |



# Traffic Counts



### Daily Traffic Counts

- ▲ Up to 6,000 / day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ Over 100,000 / day

## Traffic Counts within 1 mile by Proximity

▲ **12,510**

**West Dixie Avenue**

2025 Est. daily traffic counts

Cross: Bond St  
 Cross Dir: SE  
 Distance: 0.02 miles

Historical counts

| Year | ▲                                  | Count  | Type |
|------|------------------------------------|--------|------|
| 2022 | <span style="color: red;">▲</span> | 12,107 | AADT |
| 2013 | <span style="color: red;">▲</span> | 13,567 | AADT |
| 2001 | <span style="color: red;">▲</span> | 16,466 | ADT  |

▲ **5,597**

**S Miles**

2025 Est. daily traffic counts

Cross: Strawberry Ln  
 Cross Dir: NE  
 Distance: 0.01 miles

Historical counts

| Year | ▲                                     | Count | Type |
|------|---------------------------------------|-------|------|
| 2015 | <span style="color: yellow;">▲</span> | 5,533 | AADT |

▲ **9,797**

**South Mulberry Street**

2025 Est. daily traffic counts

Cross: Helm St  
 Cross Dir: NE  
 Distance: 0.06 miles

Historical counts

| Year | ▲                                  | Count  | Type |
|------|------------------------------------|--------|------|
| 2022 | <span style="color: red;">▲</span> | 9,754  | AADT |
| 2021 | <span style="color: red;">▲</span> | 9,754  | ADT  |
| 2015 | <span style="color: red;">▲</span> | 9,771  | AADT |
| 2001 | <span style="color: red;">▲</span> | 10,174 | ADT  |

▲ **5,121**

**2025 Est. daily traffic counts**

Cross: -  
 Cross Dir: -  
 Distance: -

Historical counts

| Year | ▲                                     | Count | Type |
|------|---------------------------------------|-------|------|
| 2022 | <span style="color: yellow;">▲</span> | 5,103 | AADT |

▲ **5,127**

**S MILES ST**

2025 Est. daily traffic counts

Cross: Helm St  
 Cross Dir: NE  
 Distance: 0.01 miles

Historical counts

| Year | ▲                                     | Count | Type |
|------|---------------------------------------|-------|------|
| 2021 | <span style="color: yellow;">▲</span> | 5,103 | ADT  |

AADT - Annual Average Daily Traffic

ADT - Average Daily Traffic

AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates

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