



**City of Radcliff**  
**J. J. Duvall, Mayor**

Radcliff City Hall  
411 West Lincoln Trail Blvd.  
Radcliff, KY 40160

Phone: 270-351-4714  
Fax: 270-351-7329  
www.radcliff.org

I certify I am the duly qualified City Clerk of the City of Radcliff, Kentucky, and the forgoing two pages of Ordinance No. 25-01-1323 is a true, correct, and complete copy duly adopted by the City Council at a duly convened meeting held on January 21, 2025, all as appears in the official records of the City.

Witness, my hand and Seal of the City of Radcliff, this 13<sup>th</sup> day of February, 2025.

  
\_\_\_\_\_  
Ashley Russo, City Clerk

**RECEIVED AND FILED**  
DATE February 14<sup>th</sup> 2025  
\_\_\_\_\_  
**MICHAEL G. ADAMS**  
SECRETARY OF STATE  
COMMONWEALTH OF KENTUCKY  
BY James P. Phillips

**AN ORDINANCE ANNEXING TERRITORY  
TO THE CITY OF RADCLIFF, KENTUCKY,  
LOCATED AT 5800 SOUTH WILSON ROAD,  
ELIZABETHTOWN, KENTUCKY  
PVA# 183-30-00-004  
2.083 ACRES**

WHEREAS, it is the intent of the City Council of the City of Radcliff, Kentucky, pursuant to KRS 81A.412 to annex territory which is described below, and

WHEREAS, the owners of record of the land to be annexed have given prior written consent in writing to said annexation in accordance with the requirements of KRS 81A.412, and

WHEREAS, the City is not required to enact an ordinance stating the intention of the City to annex as provided for in KRS 81A.420 when all owners of record of the land give prior consent in writing to the annexation;

NOW, THEREFORE, be it ordained by the City Council of the City of Radcliff as follows:

The following territory is hereby annexed and the same is hereby incorporated within the municipal boundaries and limits to the City of Radcliff, Kentucky, and said territory is described as follows:

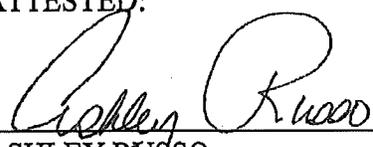
Being a tract of land lying in Hardin County Kentucky on the east side of South Wilson Road just north of Elizabethtown, and be more particularly described below.

Beginning at a found 3/4" pipe (no id) in the east right of way line of South Wilson Road, being a corner to Kim D. Coleman, JR, Deed Book 1532, page 1343; thence with said road N 13°33'25" W a distance of 101.65' to a found 3/4" pipe (no id), being a corner to Christine Germaine Towson, Deed Book 1006, Page 50; thence leaving said road and with Towson N 79°04'11" E a distance of 902.96' to a found 1/2" rebar (no id), in the line of the Hardin County Board of Education, Deed Book 395, Page 215; thence with the Board of Education S 07°23'25" E a distance of 102.05' to a found 1/2" rebar (no id) in the line of the Board of Education, a corner of the Islamic Center of Elizabethtown Deed Book 986, Page 31; thence With the Islamic Center S 79°10'14" W a distance of 323.56' to a found 1/2" rebar (Turner PLS #2153); thence S 79°13'19" W a distance of 383.52' to a found 1" pipe (no id), being a corner to the Islamic Center and Kim D. Coleman, JR ; thence with Coleman S 78°40'23" W a distance of 184.92'; which is the point of beginning, having an area of 2.083 acres.

Being the same property acquired by Northwood Properties, LLC, by Deed dated September 29, 2023, of record in Deed Book 1559, page 598, in the Office of the Hardin County Court Clerk.

Read at a meeting of the Radcliff City Council on the 17<sup>th</sup> day of December, 2024; a second reading was held on the 21<sup>st</sup> day of January, 2025; said Ordinance was READ and APPROVED on the 21<sup>st</sup> day of January, 2025.

  
\_\_\_\_\_  
JAMES S. DUVALL, JR.  
MAYOR, CITY OF RADCLIFF

ATTESTED:  
  
\_\_\_\_\_  
ASHLEY RUSSO  
CITY CLERK

10/23/24

**Written Description of Annexation**

**5800 S. Wilson Road, Elizabethtown, KY 42701**

**PVA#183-30-00-004**

Being a tract of land lying in Hardin County Kentucky on the east side of South Wilson Road just north of Elizabethtown, and be more particularly described below.

Beginning at a found 3/4" pipe (no id) in the east right of way line of South Wilson Road, being a corner to Kim D. Coleman, JR, Deed Book 1532, page 1343; thence with said road N 13°33'25" W a distance of 101.65' to a found 3/4" pipe (no id), being a corner to Christine Germaine Towson, Deed Book 1006, Page 50; thence leaving said road and with Towson N 79°04'11" E a distance of 902.96' to a found 1/2" rebar (no id), in the line of the Hardin County Board of Education, Deed Book 395, Page 215; thence with the Board of Education S 07°23'25" E a distance of 102.05' to a found 1/2" rebar (no id) in the line of the Board of Education, a corner of the Islamic Center of Elizabethtown Deed Book 986, Page 31; thence With the Islamic Center S 79°10'14" W a distance of 323.56' to a found 1/2" rebar (Turner PLS #2153); thence S 79°13'19" W a distance of 383.52' to a found 1" pipe (no id), being a corner to the Islamic Center and Kim D. Coleman, JR ; thence with Coleman S 78°40'23" W a distance of 184.92'; which is the point of beginning, having an area of 2.083 acres.



*Kirby A. Givan*  
10/23/24



**LIST OF OWNERS  
WITHIN ANNEXATION OF  
PROPERTY LOCATED AT 5800 SOUTH WILSON ROAD (KY 447),  
ELIZABETHTOWN, KENTUCKY  
PVA# 183-30-00-004**

The City of Radcliff provides the following list including the name and address of all property owners within territory annexed by the City of Radcliff, for purposes of KRS 81A.475 for the annexation effected by Ordinance 25-01-1323 adopted on January 21, 2025:

NAME	MAILING ADDRESS	PVA MAP #
NORTHWOOD PROPERTIES LLC	1373 HIGHGROVE RD, COXS CREEK, KY 40013-5708	183-30-00-004

# Hardin County, KY PVA

## Summary

**Parcel Number** 183-30-00-004  
**Location Address** 5800 S WILSON RD  
**Property Class** Residential  
**Tax District** 00  
**Acres** 2.07  
**Description** QAISI PHILLIPS & JACKSON  
 (Note: Not to be used on legal documents)  
**Subdivision** QAISI PHILLIPS & JACKSON  
**Deed Book/ Deed Page** 1559-598  
**Deed Date** 09/29/2023

[View Map](#)



## Valuation

	2025	2024	2023	2022	2021
Residential Land Value	\$25,000	\$25,000	\$22,900	\$22,900	\$22,900
+ Residential Improvement Value	\$125,000	\$125,000	\$57,100	\$57,100	\$57,100
= Residential Total Value	\$150,000	\$150,000	\$80,000	\$80,000	\$80,000
- Homestead Exemption	\$0	\$0	\$0	\$0	\$0
- Disability Exemption	\$0	\$0	\$0	\$0	\$0
= Taxable Assessment Total	\$150,000	\$150,000	\$80,000	\$80,000	\$80,000

## Owner

NORTHWOOD PROPERTIES LLC  
 1373 HIGHGROVE RD  
 COXS CREEK KY 40013-5708

## Improvement Information

<b>Description</b>	QAISI PHILLIPS & JACKSON	<b>Finished Basement %</b>	0
<b>Type of Residence</b>	1-STORY RANCH	<b>Bedrooms</b>	2
<b>Year Built</b>	1954	<b>Full Baths</b>	1
<b>Num Stories</b>	1	<b>Half Baths</b>	0
<b>Above Ground Sqft</b>	1221	<b>Exterior</b>	ALUM/VINYL
<b>Total Living Area</b>	1221	<b>Heat</b>	GAS
<b>Basement</b>	CRAWL	<b>Air Condition</b>	CENTRAL/AC
<b>Basement Sqft</b>	0	<b>Fireplace</b>	0
<b>Basement Sqft Finish</b>	0		

## Outbuildings

<b>Description</b>	SHED FRAME UTILITY SHED	<b>Square Footage</b>	320
<b>Year Built</b>	2001	<b>Condition</b>	C

## Sales

Sale Date	Sale Price	Deed Book/Page	Grantor	Grantee
9/29/2023	\$150,000	1559-598	THOMAS CHARLES T	NORTHWOOD PROPERTIES LLC
11/30/2017	\$62,500	1449-307	SECRETARY OF HOUSING & URBAN DEVELOPMENT C/O ISNC	THOMAS CHARLES T
7/5/2017	\$0	1447-175	NATIONSTAR MORTGAGE LLC	SECRETARY OF HOUSING & URBAN DEVELOPMENT C/O ISNC
5/3/2017	\$48,575	1441-1210	FAUX BARBARA	NATIONSTAR MORTGAGE LLC
9/30/2008	\$113,900	1279-011	CALDWELL GARY & JOAN	FAUX BARBARA
7/16/2004	\$101,000	1122-222	HAYCRAFT JAMES F	CALDWELL GARY & JOAN

**Recent Sales In Area**

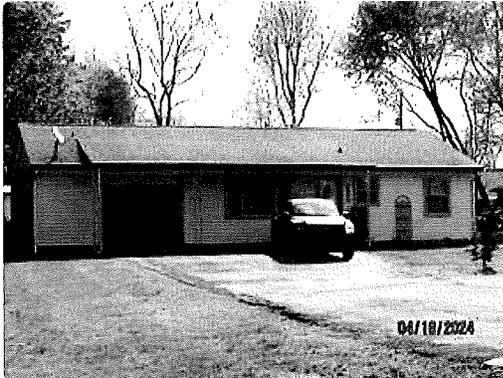
Sale date range:

From: 01/22/2022 To: 01/22/2025

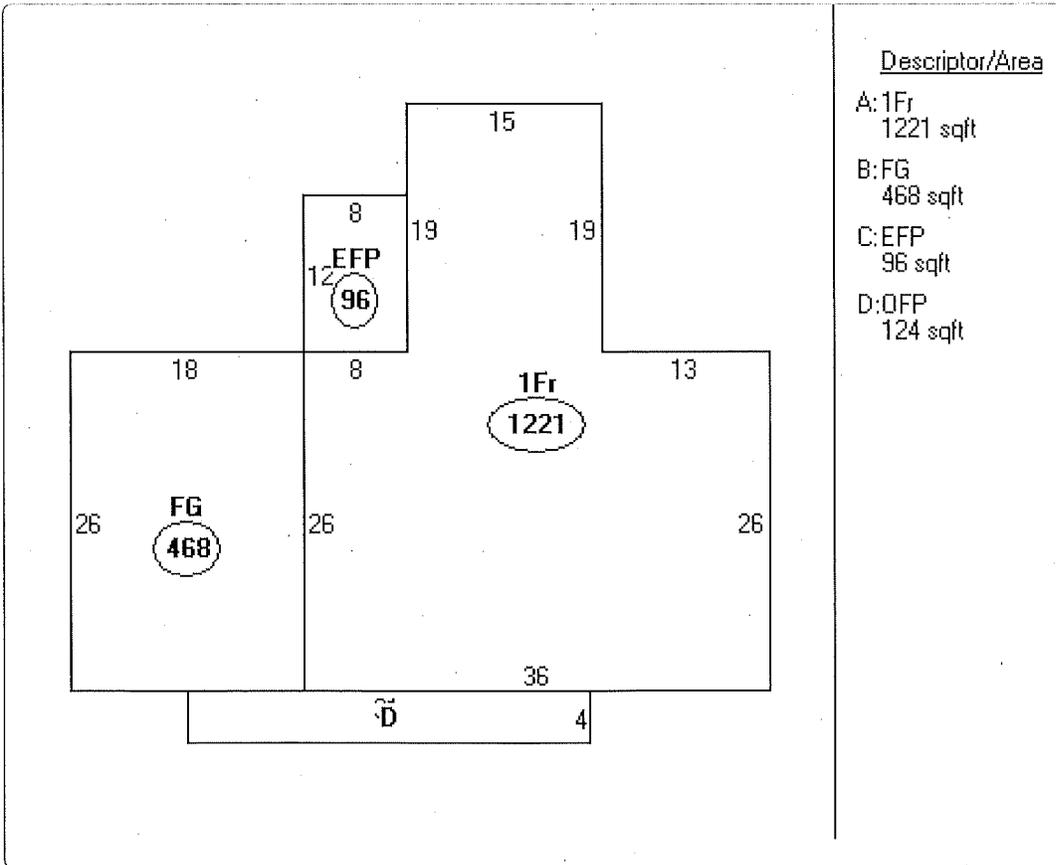
Sales by Area

Distance: 1500 Feet Sales by Distance

**Photos**



**Sketches**



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