Bolinger
REAL ESTATE & AUCTION



1710 Cerulean Road Cadiz, KY

Property Information

132834

THIS DEED OF CONVEYANCE made and entered into this 6 day of June, 2007, by and between **PAUL CLINTON FINLEY** and **JANICE PAULETTE FINLEY**, 345 8th Street, Cadiz, Kentucky 42211 (GRANTOR) and **RICHARD JESSUP, a single person,** 1710 Cerulean Road, Cadiz, Kentucky 42211 (GRANTEES).

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of **FIFTY-FOUR THOUSAND NINE HUNDRED ($54,900.00)** receipt of which is hereby acknowledged, Grantors hereby bargain, sell, alien, and convey unto the Grantee, his heirs and assigns forever, in fee simple, the following described real estate located at 1710 Cerulean Road, Cadiz, Trigg County, Kentucky, towit:

SEE ATTACHED FOR LEGAL DESCRIPTION

LOGGED FOR RECORD
AT 12:02 p M

JUN 21 2007

REG FEE 21.00 TAX 55.00
TRIGG COUNTY
WANDA H. THOMAS, CLERK
BY [illegible] D.C.

TO HAVE AND TO HOLD the above described real property, together with all of the appurtenances thereunto belonging, unto the Grantee, his heirs and assigns forever in fee simple, with COVENANT OF GENERAL WARRANTY OF TITLE.

CONSIDERATION CERTIFICATE

The parties hereto state the consideration reflected in this deed is the full consideration paid for the property. The Grantee joins in this deed for the sole purpose of certifying the consideration pursuant to KRS 382.135.

IN TESTIMONY WHEREOF, witness the hands of the Grantors and Grantee, the day and date

first herein written.

GRANTORS:

PAUL CLINTON FINLEY

JANICE PAULETTE FINLEY

GRANTEE:

RICHARD JESSUP

Prepared by:

Jason E. Holland
ISON, HARTON, TILLEY, HOLLAND & CAVANAH, LLP
612 South Main Street
Hopkinsville, KY 42240
(270) 886-8272

STATE OF KENTUCKY)
) SCT.
COUNTY OF CHRISTIAN)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, do hereby certify for record that the foregoing Deed and Consideration Certificate was this day produced tome in said County and State and subscribed, sworn to and acknowledged before me by the within-named Paul Clinton Finley and Janice Paulette Finley his wife, **(GRANTORS)** to be their free act and deed.

This 6th day of June, 2007.

My commission expires: 1/24/2011

NOTARY PUBLIC

STATE OF KENTUCKY)
) SCT.
COUNTY OF CHRISTIAN)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, do hereby certify for record that the foregoing Deed and Consideration Certificate was this day produced to me in said County and State and subscribed sworn to and acknowledged before me by the within-named Richard Jessup, a single person, **(GRANTEE)** to be his free act and deed.

This 6th day of June, 2007.

My commission expires: 1/24/2011

NOTARY PUBLIC

EXHIBIT A

TRACT ONE:

A certain small tract of land situate approximately two and one half miles in an Northeasterly direction from Cadiz, Trigg County, Kentucky, on the Northwesterly side of Kentucky Highway #124, bounded and described by a survey made May 20, 1968, as follows:

Beginning at an iron pin in the Northwesterly right of way line of Ky. Highway #124 and 30 feet from center line thereof, a corner to John Henry Bingham with an 8 inch red oak and 8 inch black walnut pointers; thence with said line and a wire fence, North 05° 00' West a distance of 300.0 feet to iron pin in said line, with a 14 inch Spanish oak and 4 inch black gum as pointers; thence a line this day made, North 85° 00' East a distance of 118.7 feet to iron pin in edge of old dim trail road with a 16 inch maple as pointer; thence South 05° 00' East a distance of 218.4 feet to iron pin in said right of way line; thence along said line, South 47° 20' West a distance of 150.0 feet to point of beginning, containing 30,743 square feet, more or less.

BEING the same property conveyed to Paul Clinton Finley and Janie Paulette Finley his wife by Deed dated September 9, 1969, and recorded in Deed Book 84, Page 543, Trigg County Clerk's Office.

TRACT TWO:

A certain triangular shaped tract of land situate approximately one and one-half miles in a northeasterly direction from Cadiz, Trigg County, Kentucky, and lying on the northwesterly side of Kentucky Highway No. 124, bounded and described by a survey made August 18, 1975, by Preston H. Thomas, as follows:

LOT NUMBER ONE: Beginning at an iron pipe in the northerly right of way line of said Kentucky Highway NO. 124, the South easterly corner of a small tract now owned by Paul C. and Janice Finley, said iron pipe bears North 47° 20' East a distance of 150.0 feet from an iron pipe with an 8 inch red oak and an 8 inch black walnut pointer, this being the original corner between John F. White and John Henry Bingham; thence from point of beginning and with the easterly line of said Finley's lot, North 05° 00' West a distance of 218.4 feet to a ¾ inch iron pipe in edge of old dim road with a 10 inch maple as pointer; thence South 42° 20' East a distance of 172.2 feet to iron pin in the right of way line of said Highway; thence along said line and same being 30 feet from the center line, South 47° 20' West a distance of 133.3 feet to the point of beginning, containing 11,477 square feet.

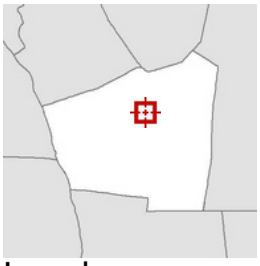
BEING the same property conveyed to Paul C. Finley and Janice Paulette Finley his wife by Deed dated August 27, 1975, and recorded in Deed Book 99, Page 29.01, ~~Christian~~ Trigg County Clerk's Office.

STATE OF KENTUCKY
COUNTY OF TRIGG, SCT:
I, WANDA H THOMAS, Trigg County Clerk, do certify that the foregoing Deed was on this day at 12:08 PM, Lodged in my office for record. Whereupon I have recorded the same with this certificate in my said office in Deed Book # 242 Page 469
Given under my hand this 21 day of June 20 87
Wanda H Thomas CLERK
Pat Hunter DEPUTY

qPublic.net™ Trigg County, KY PVA



Overview



Legend

- Parcels
- Roads
- City Labels

Parcel ID	38-057	**Alternate ID**	123300	**Owner Address**	JESSUP RICHARD
Sec/Twp/Rng	n/a	**Class**	RESIDENTIAL (10)		1710 CERULEAN RD
Property Address	1710 CERULEAN RD	**Acreage**	0.97		CADIZ, KY 42211
District	00-County Only				
Brief Tax Description	LOTS .97A				
	(Note: Not to be used on legal documents)				

Date created: 4/2/2026
Last Data Uploaded: 4/1/2026 11:38:26 PM

Developed by SCHNEIDER GEOSPATIAL

Trigg County, KY PVA

Parcel Summary

Map Number	38-057
Account Number	123300
Location Address	1710 CERULEAN RD
Homestead	No
Tax District	00-County Only
Class	RESIDENTIAL (10)
Description	LOTS .97A (Note: Not to be used on legal documents)
Acres	0.97
Deed Book/Page	242-466



38-057_pc3543

View Map

Owner Information

JESSUP RICHARD
1710 CERULEAN RD
CADIZ, KY 42211

Land Information

Acreage:	0.97
Electricity:	No
Gas:	No
Water:	No
Sewer:	No
Site Condition:	Average
Sidewalks:	No
Topography:	Rolling
Drainage:	
Zoning:	
Street Type:	2 Lane
Driveway:	Gravel
Neighborhood Type:	Typical
Land Value:	$2,900

Improvement Information

Improvement Description	HOUSE
Building Number	1
Type	Single Family
Year Built	1945
Foundation	Concrete Block
Basement	BT-None, Unfinished
Basement Sqft	0
Exterior	Frame
Bedrooms	3
Full Baths	1
Half Baths	0
Roof Type	RY-Gable
Roof Cover	RF-Asphalt Shingles
Condition	Good/Average
Building Length	0
Building Width	0
Heat	Wood
AC	Other
Living Sqft	1,344
Office Sqft	0
Manufacturing Sqft	0
Porch Type	
Porch Sqft	138
Patio Type	None
Patio Sqft	0
Basement Finish	BT-None, Unfinished
Structure	1 1/2 Story
Garage	
Garage Sqft	0
Has Fireplace	No
No. of Fireplaces	0
Value	$52,000

Sales Information

Sale Date	Sale Price	Deed Book/Page	Grantee	Grantor
6/21/2007 12:00:00 AM	54900	242-466	JESSUP RICHARD	FINLEY PAUL CLINTON & JANICE

Valuation

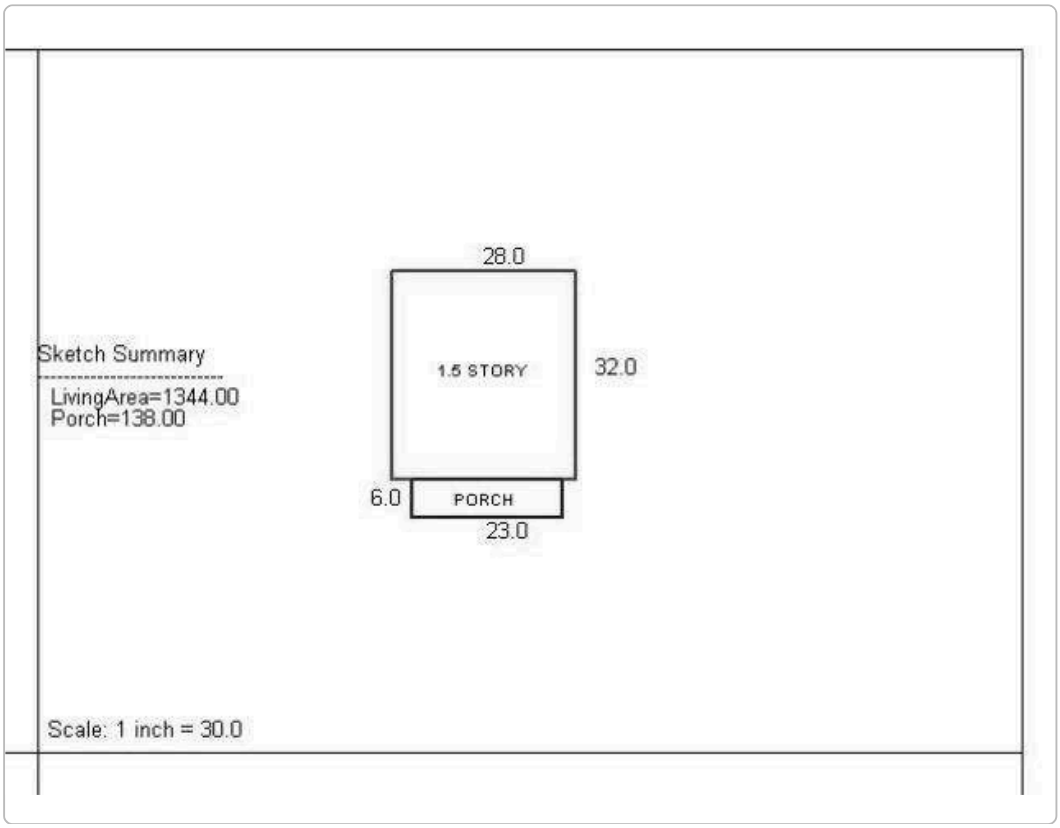
Assessed Year	**2026**	**2025**
	Working Tax Roll	**Certified Tax Roll**
+ Land Value	$2,900	$2,900
+ Improvement Value	$52,000	$52,000
= Total Taxable Value	**$54,900**	**$54,900**
- Exemption Value	$0	$0
= Net Taxable Value	**$54,900**	**$54,900**

+ Land FCV		
+ Improvement FCV		
= Total FCV		
Exemption	Homestead: No	Homestead: No

Photos



Sketches



Recent Sales In Area

Sale date range:

From: 04/02/2023

To: 04/02/2026

Sales by Parcel Group

Distance: 1500

Units: Feet

Search Sales by Distance

Trigg County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 4/1/2026, 10:38:26 PM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

2026 Trigg County Property Tax Statement

Aaron Acree
TRIGG COUNTY
P.O. BOX 1690
CADIZ KY 42211

Bill Number: 9236
District: 00-County
Map Number: 38-057
Farm Acres: 0.00
Description: LOTS .97A

Location: 1710 CERULEAN RD
Deed: 242-466
Exemption: $0.00

JESSUP RICHARD
1710 CERULEAN RD
CADIZ KY 42211

Amount due if :	
2% Discount: Oct 1, 2026 - Nov 1, 2026	$237.89
Face Amount: Nov 2, 2026 - Dec 31, 2026	$242.75
5% Penalty: Jan 1, 2027 - Jan 31, 2027	$254.89
21% Penalty: Feb 1, 2027 - Apr 15, 2027	$293.73

Date Paid	Paid By	Tender Type(s)	Amount Paid
29 Oct 2026	CARRINGTON MORTGAGE SER	Check (#00000)	$237.89

Detach and return with check payable to Sheriff Aaron Acree: When paying by mail, include a self-addressed stamped envelope for reciept.

2026 Trigg County Property Tax Statement

IF THIS TAX BILL SHOULD BE PAID BY MORTGAGE COMPANY OR NEW OWNER, PLEASE FORWARD TO RESPONSIBLE PARTY PROMPTLY.

Aaron Acree
TRIGG COUNTY
P.O. BOX 1690
CADIZ KY 42211

Bill Number: 9236
District: 00-County
Map Number: 38-057
Farm Acres: 0.00
Description: LOTS .97A

Location: 1710 CERULEAN RD
Deed: 242-466
Exemption: $0.00

Description	Rate Per $100	Taxable Value	Tax
State Real Estate	0.103000	25,000	$25.75
County Real Estate	0.069000	25,000	$17.25
County School Real Estate	0.492000	25,000	$123.00
Library Real Estate	0.045000	25,000	$11.25
Hospital Real Estate	0.071000	25,000	$17.75
Ambulance Real Estate	0.071000	25,000	$17.75
Montgomery Fire Montgomery Fire	100.000000	30	$30.00
		Total Tax	$242.75

JESSUP RICHARD
1710 CERULEAN RD
CADIZ KY 42211

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Face Amount: Nov 2, 2026 - Dec 31, 2026	$242.75
5% Penalty: Jan 1, 2027 - Jan 31, 2027	$254.89
21% Penalty: Feb 1, 2027 - Apr 15, 2027	$293.73

YOUR PROPERTY IS OUR PRIORITY



Ben Bolinger, Principal Broker Auctioneer
Bolinger Real Estate & Auction

526 Country Club Lane, Hopkinsville, KY
270-632-8882 | info@bolingerrealestate.com



Bolinger
REAL ESTATE & AUCTION

