

Single Family Residence **RESIDENTIAL**

3057 RIVER RUN TRL

LEXINGTON, KY 40511

\$314,950 TopHap Estimate · \$202 / ft² · confidence 97 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,562 ft²
LIVING AREA

0.1 ac
LOT SIZE

2005
YEAR BUILT

2
STORIES

6
ROOMS

1
PARKING

VALUATION

\$315K

\$306K low

\$324K high

Last Sale

\$280,000 · May 17, 2023

Est. Owner Equity

\$48,950

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax	\$3,462 (2025)
Assessed Value	\$280,000
Previous Assessed	\$280,000
Assessor Market Value	\$280,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Fayette
Lot (acres)	0.10
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

Patio · 80 ft²

CLIMATE RISK

1
FLOOD

20
WILDFIRE

84
HEAT

89
STORM

22
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 15, 2023	Resale	Deed	\$280,000	\$179	\$266K
May 27, 2021	Resale	Deed	\$224,000	\$143	
Apr 23, 2018	Resale	Deed	\$164,000	\$105	\$159K
Nov 9, 2010	Resale	Deed	\$116,600	\$75	
Oct 20, 2010	Non-arms-length	Foreclosure	\$100,000	\$64	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sandersville Elementary School	Elementary	KG–5	0.4 mi
Leestown Middle School	Middle	6–8	2.6 mi
Bryan Station High School	High	9–12	5.4 mi

District: Fayette County School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 40511

81 CRIME INDEX	171 AIR POLLUTION	37,818 POPULATION	\$77K MEDIAN IN-COME	55°F AVG TEMP	55% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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