

Single Family Residence **RESIDENTIAL**

3052 RIVER RUN TRL

LEXINGTON, KY 40511

\$295,544 TopHap Estimate · \$189 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,562 ft²

LIVING AREA

0.1 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

6

ROOMS

1

PARKING

VALUATION

\$296K

\$290K low

\$301K high

Last Sale

\$123,200 · Jul 19, 2018

Est. Owner Equity

\$0

Loan-to-Value

387%

TAX & ASSESSMENT

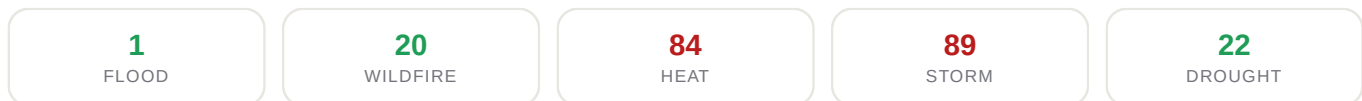
Property Tax	\$2,116 (2025)
Assessed Value	\$171,100
Assessor Market Value	\$171,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Townhouse
County	FAYETTE
Lot (acres)	0.10
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 316 ft²

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 30, 2026	Financing	Mortgage			\$1.1M
Jul 19, 2018	Resale	Deed	\$123,200	\$79	

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	Absentee owner
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