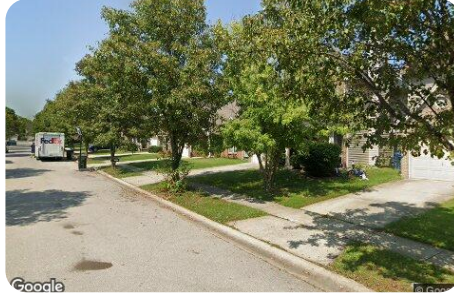


Single Family Residence **RESIDENTIAL**

3045 RIVER RUN TRL

LEXINGTON, KY 40511

\$302,504 TopHap Estimate · \$194 / ft² · confidence 98 · 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

\$303K

\$295K low

\$310K high

Last Sale

\$235,000 · Jan 14, 2022

Est. Owner Equity

\$302,504

TAX & ASSESSMENT

Property Tax	\$2,906 (2025)
Assessed Value	\$235,000
Previous Assessed	\$235,000
Assessor Market Value	\$235,000

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 · 144 ft²

CLIMATE RISK

1 FLOOD	20 WILDFIRE	84 HEAT	89 STORM	22 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 14, 2022	Resale	Deed	\$235,000	\$150	
Sep 28, 2018	Non-arms-length	Deed	\$158,000	\$101	
Jul 25, 2017	Resale	Deed	\$157,000	\$101	
Sep 23, 2009	Resale	Deed	\$146,000	\$93	

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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