

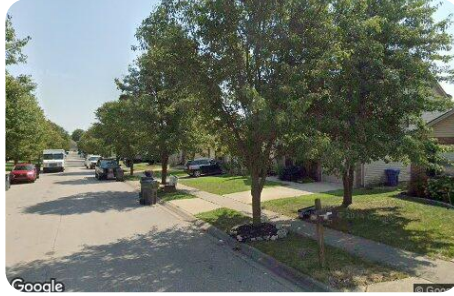
Single Family Residence

RESIDENTIAL

3072 RIVER RUN TRL

LEXINGTON, KY 40511

\$253,856 TopHap Estimate · \$208 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,222 ft²

LIVING AREA

0.1 ac

LOT SIZE

2005

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$254K

\$240K low

\$268K high

Last Sale

\$140,000 · Aug 5, 2019

Est. Owner Equity

\$121,356

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$1,731 (2025)
Assessed Value	\$140,000
Previous Assessed	\$140,000
Assessor Market Value	\$140,000

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 5, 2019	Resale	Deed	\$140,000	\$115	
Mar 28, 2017	Resale	Deed	\$127,900	\$105	
Jul 12, 2010	Resale	Deed	\$124,900	\$102	
Nov 17, 2009	Resale	Deed	\$124,900	\$102	\$75K

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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