

Single Family Residence **RESIDENTIAL**

4409 RIVER RIDGE RD

LEXINGTON, KY 40515

\$590,730 TopHap Estimate · \$207 / ft² · confidence 93 · as of Jul 14, 2026



5

BEDS

4

BATHS

2,859 ft²

LIVING AREA

0.23 ac

LOT SIZE

2001

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$591K

\$551K low

\$630K high

Last Sale

\$440,900 · Nov 8, 2021

Est. Owner Equity

\$524,595

Loan-to-Value

11%

TAX & ASSESSMENT

Property Tax	\$5,452 (2025)
Assessed Value	\$440,900
Previous Assessed	\$440,900
Assessor Market Value	\$440,900

PROPERTY FACTS

Property Type	Single Family Residence
County	Fayette
Lot (acres)	0.23
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Deck · 192 ft²

CLIMATE RISK

1

FLOOD

16

WILDFIRE

85

HEAT

89

STORM

22

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 8, 2021	Resale	Deed	\$440,900	\$154	\$66K
Oct 16, 2017	Financing	Deed			
Oct 16, 2017	Resale	Deed	\$295,900	\$103	
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Oct 16, 2017	Resale	Deed	\$295,900	\$103	\$287K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Veterans Park Elementary School	Elementary	KG–5	0.9 mi
Southern Middle School	Middle	6–8	1.2 mi
Tates Creek High School	High	9–12	2.6 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 40515

54 CRIME INDEX	164 AIR POLLUTION	38,236 POPULATION	\$93K 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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