

Single Family Residence

RESIDENTIAL

4473 RIVER RIDGE RD

LEXINGTON, KY 40515

\$427,061 TopHap Estimate · \$222 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,928 ft²

LIVING AREA

0.24 ac

LOT SIZE

2003

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$427K

\$394K low

\$460K high

Last Sale

\$397,000 · Feb 24, 2025

Est. Owner Equity

\$41,971

Loan-to-Value

91%

TAX & ASSESSMENT

Property Tax	\$4,909 (2025)
Assessed Value	\$397,000
Previous Assessed	\$217,700
Assessor Market Value	\$397,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Fayette
Lot (acres)	0.24
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Spa/Hot Tub (Only)

Patio · 120 ft²

CLIMATE RISK

53

FLOOD

15

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
Jun 20, 2014	Resale	Deed	\$195,000	\$101	
Dec 20, 2010	Resale	Deed	\$177,400	\$92	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Veterans Park Elementary School	Elementary	KG–5	0.8 mi
Southern Middle School	Middle	6–8	1.3 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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