

Single Family Residence **RESIDENTIAL**

3088 RIVER RUN TRL

LEXINGTON, KY 40511

\$300,776 TopHap Estimate · \$193 / ft² · confidence 93 · 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

\$301K

\$280K low

\$321K high

Last Sale

\$286,500 · Jul 15, 2024

Est. Owner Equity

\$71,576

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$3,543 (2025)
Assessed Value	\$286,500
Previous Assessed	\$190,800
Assessor Market Value	\$286,500

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

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 12, 2024	Resale	Warranty Deed	\$286,500	\$183	\$229K
Jun 28, 2011	Resale	Deed	\$141,500	\$91	
Mar 25, 2010	Resale	Deed	\$126,100	\$81	

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	5.5 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
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------