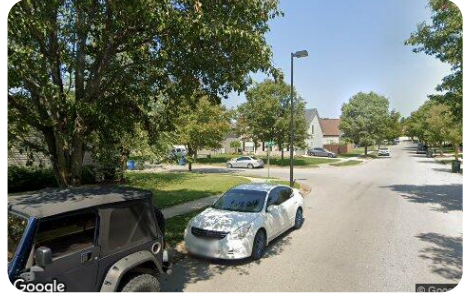


Single Family Residence **RESIDENTIAL**

3000 RIVER RUN TRL

LEXINGTON, KY 40511

\$312,361 TopHap Estimate · \$212 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,476 ft²

LIVING AREA

0.19 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$312K

\$305K low

\$320K high

Last Sale

\$186,500 · Sep 26, 2019

Est. Owner Equity

\$187,361

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$2,306 (2025)
Assessed Value	\$186,500
Previous Assessed	\$186,500
Assessor Market Value	\$186,500

PROPERTY FACTS

Property Type	Single Family Residence
County	Fayette
Lot (acres)	0.19
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 135 ft²

CLIMATE RISK

10
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
Sep 26, 2019	Resale	Deed	\$186,500	\$126	
May 29, 2014	Resale	Deed	\$138,000	\$93	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sandersville Elementary School	Elementary	KG–5	0.3 mi
Leestown Middle School	Middle	6–8	2.5 mi
Bryan Station High School	High	9–12	5.3 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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