

Single Family Residence

RESIDENTIAL

3013 RIVER RUN TRL

LEXINGTON, KY 40511

\$275,043 TopHap Estimate · \$218 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,260 ft²

LIVING AREA

0.1 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$275K

\$268K low

\$282K high

Last Sale

\$200,000 · May 5, 2022

Est. Owner Equity

\$87,043

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$2,473 (2025)
Assessed Value	\$200,000
Previous Assessed	\$200,000
Assessor Market Value	\$200,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Fayette
Lot (acres)	0.10
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

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	\$/FT ²	LOAN
May 5, 2022	Resale	Deed	\$200,000	\$159	\$188K
Mar 25, 2020	Resale	Deed	\$172,700	\$137	
Aug 1, 2014	Resale	Deed	\$119,900	\$95	\$118K
Apr 12, 2012	Resale	Deed	\$110,000	\$87	
Dec 20, 2010	Resale	Deed	\$113,900	\$90	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sandersville Elementary School	Elementary	KG–5	0.4 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
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------