

Single Family Residence **RESIDENTIAL**

# 2165 ROSWELL DR

LEXINGTON, KY 40513

**\$937,020** TopHap Estimate · \$250 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**5**

BEDS

**5**

BATHS

**3,752 ft<sup>2</sup>**

LIVING AREA

**0.26 ac**

LOT SIZE

**2001**

YEAR BUILT

**2**

STORIES

**9**

ROOMS

**2**

PARKING

## VALUATION

**\$937K**

\$897K low

\$977K high

Last Sale

**\$540,000 · Aug 28, 2018**

Est. Owner Equity

**\$22,020**

Loan-to-Value

**101%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$10,028 (2025) |
| Assessed Value        | \$810,900       |
| Previous Assessed     | \$540,000       |
| Assessor Market Value | \$810,900       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Fayette                 |
| Lot (acres)   | 0.26                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | Yes                     |

Deck · 320 ft²

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 22<br>WILDFIRE | 85<br>HEAT | 83<br>STORM | 22<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED | PRICE     | \$/FT² | LOAN   |
|--------------|--------|------|-----------|--------|--------|
| Aug 28, 2018 | Resale | Deed | \$540,000 | \$144  | \$432K |
| Apr 14, 2011 | Resale | Deed | \$405,000 | \$108  | \$324K |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Rosa Parks Elementary School     | Elementary | KG–5   | 0.4 mi   |
| Beaumont Middle School           | Middle     | 6–8    | 0.6 mi   |
| Paul Laurence Dunbar High School | High       | 9–12   | 0.9 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 40513

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>40</b><br>CRIME INDEX | <b>168</b><br>AIR POLLUTION | <b>11,325</b><br>POPULATION | <b>\$136K</b><br>MEDIAN IN-COME | <b>55°F</b><br>AVG TEMP | <b>55%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|