

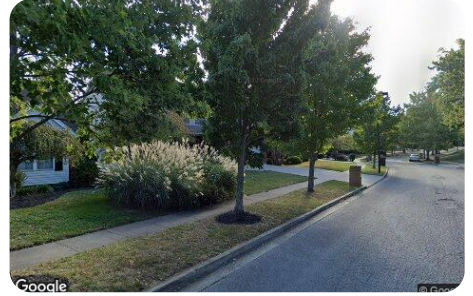
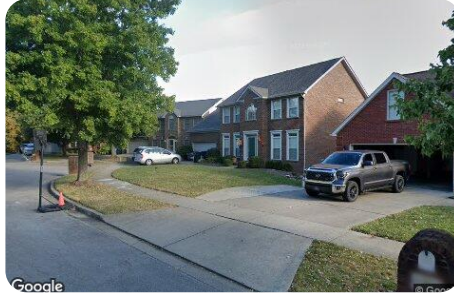
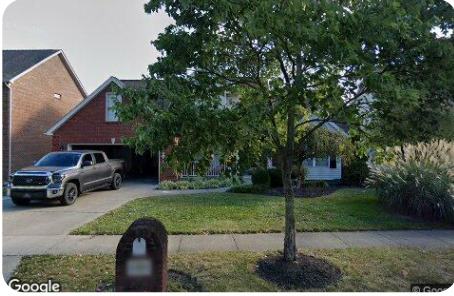
Single Family Residence

RESIDENTIAL

4416 RIVER RIDGE RD

LEXINGTON, KY 40515

\$586,926 TopHap Estimate · \$222 / ft² · confidence 95 · as of Jul 14, 2026



5

BEDS

4

BATHS

2,638 ft²

LIVING AREA

0.24 ac

LOT SIZE

2000

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$587K

\$559K low

\$615K high

Last Sale

\$334,000 · Jun 30, 2014

Est. Owner Equity

\$546,926

Loan-to-Value

7%

TAX & ASSESSMENT

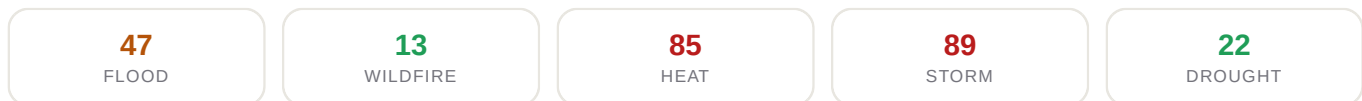
Property Tax	\$5,489 (2025)
Assessed Value	\$443,900
Previous Assessed	\$334,000
Assessor Market Value	\$443,900

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	Yes

Deck · 396 ft²

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 11, 2018	Non-arms-length	Deed	\$334,000	\$127	
Feb 22, 2018	Non-arms-length	Deed	\$334,000	\$127	
Jun 30, 2014	Resale	Deed	\$334,000	\$127	
Aug 9, 2013	Resale	Deed	\$334,000	\$127	
Mar 6, 2012	Resale	Deed	\$337,500	\$128	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Veterans Park Elementary School	Elementary	KG–5	0.8 mi
Southern Middle School	Middle	6–8	1.2 mi
Tates Creek High School	High	9–12	2.5 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 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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