

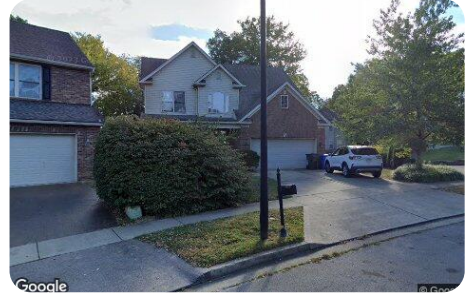
Single Family Residence

RESIDENTIAL

4440 RIVER RIDGE RD

LEXINGTON, KY 40515

\$537,145 TopHap Estimate · \$177 / ft² · confidence 94 · as of Jul 14, 2026



5

BEDS

4

BATHS

3,031 ft²

LIVING AREA

0.18 ac

LOT SIZE

2001

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$537K

\$504K low

\$570K high

Last Sale

\$375,000 · Mar 2, 2020

Est. Owner Equity

\$537,145

TAX & ASSESSMENT

Property Tax	\$4,933 (2025)
Assessed Value	\$398,900
Previous Assessed	\$375,000
Assessor Market Value	\$398,900

PROPERTY FACTS

Property Type	Single Family Residence
County	Fayette
Lot (acres)	0.18
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Deck · 132 ft²

CLIMATE RISK

53

FLOOD

7

WILDFIRE

85

HEAT

89

STORM

22

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 2, 2020	Resale	Deed	\$375,000	\$124	
Mar 2, 2020	Resale	Deed	\$375,000	\$124	
Oct 20, 2011	Resale	Deed	\$335,900	\$111	

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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