

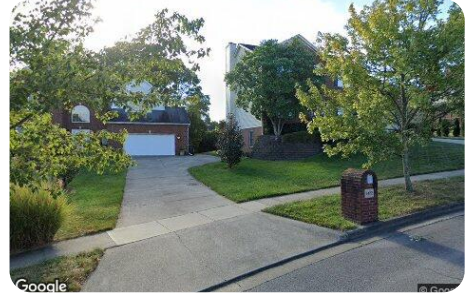
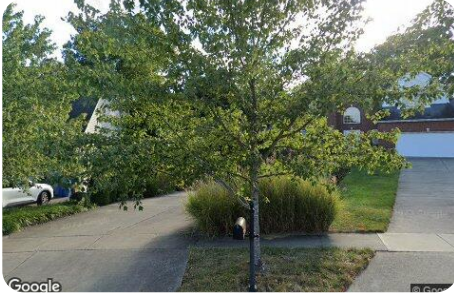
Single Family Residence

RESIDENTIAL

4448 RIVER RIDGE RD

LEXINGTON, KY 40515

\$590,827 TopHap Estimate · \$159 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,716 ft²

LIVING AREA

0.29 ac

LOT SIZE

2003

YEAR BUILT

3

STORIES

9

ROOMS

2

PARKING

VALUATION

\$591K

\$558K low

\$624K high

Last Sale

\$399,000 · Dec 15, 2017

Est. Owner Equity

\$201,727

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$4,934 (2025)
Assessed Value	\$399,000
Previous Assessed	\$399,000
Assessor Market Value	\$399,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Fayette
Lot (acres)	0.29
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Spa/Hot Tub (Only)

Deck · 854 ft²

CLIMATE RISK

56
FLOOD

15
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
Dec 15, 2017	Resale	Deed	\$399,000	\$107	
Sep 9, 2011	Resale	Deed	\$362,000	\$97	

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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