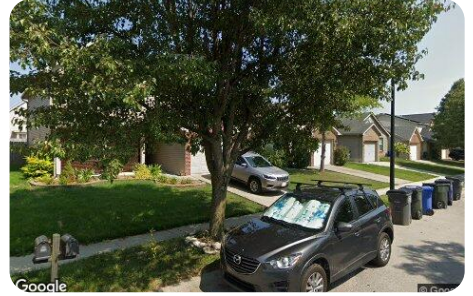


Single Family Residence **RESIDENTIAL**

3029 RIVER RUN TRL

LEXINGTON, KY 40511

\$289,621 TopHap Estimate · \$230 / ft² · confidence 93 · 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

\$290K

\$269K low

\$311K high

Last Sale

\$235,000 · Mar 8, 2022

Est. Owner Equity

\$179,621

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$2,906 (2025)
Assessed Value	\$235,000
Previous Assessed	\$235,000
Assessor Market Value	\$235,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Fayette
Lot (acres)	0.10
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

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	\$/FT²	LOAN
Mar 8, 2022	Resale	Deed	\$235,000	\$187	\$110K
Jul 15, 2011	Non-arms-length	Deed	\$125,000	\$99	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sandersville Elementary School	Elementary	KG–5	0.4 mi
Leestown Middle School	Middle	6–8	2.6 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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