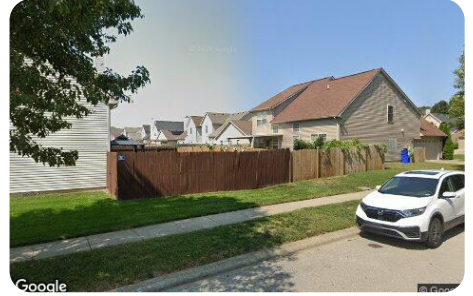
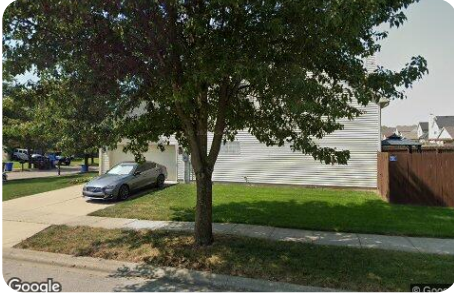


Single Family Residence **RESIDENTIAL**

3001 RIVER RUN TRL

LEXINGTON, KY 40511

\$371,391 TopHap Estimate · \$171 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,176 ft²

LIVING AREA

0.18 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$371K

\$354K low

\$389K high

Last Sale

\$165,797 · Jun 14, 2005

Est. Owner Equity

\$124,243

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$2,654 (2025)
Assessed Value	\$214,600
Previous Assessed	\$214,600
Assessor Market Value	\$214,600

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	Spa/Hot Tub (Only)

Patio · 144 ft²

CLIMATE RISK

10
FLOOD

20
WILDFIRE

84
HEAT

89
STORM

22
DROUGHT

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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sandersville Elementary School	Elementary	KG–5	0.3 mi
Leestown Middle School	Middle	6–8	2.5 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	Owner occupied
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