

Single Family Residence **RESIDENTIAL**

3004 RIVER RUN TRL

LEXINGTON, KY 40511

\$305,520 TopHap Estimate · \$194 / ft² · confidence 98 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,574 ft²
LIVING AREA

0.1 ac
LOT SIZE

2004
YEAR BUILT

2
STORIES

6
ROOMS

1
PARKING

Pre-foreclosure (LIS)

A foreclosure-related notice has been recorded for this property.

VALUATION

\$306K

\$300K low

\$311K high

Est. Owner Equity	\$204,320
Loan-to-Value	34%

TAX & ASSESSMENT

Property Tax	\$2,354 (2025)
Assessed Value	\$190,400
Previous Assessed	\$190,400
Assessor Market Value	\$190,400

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

CLIMATE RISK

10
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	\$/FT ²	LOAN
Jan 18, 2017	Non-arms-length	Deed	\$139,700	\$89	

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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