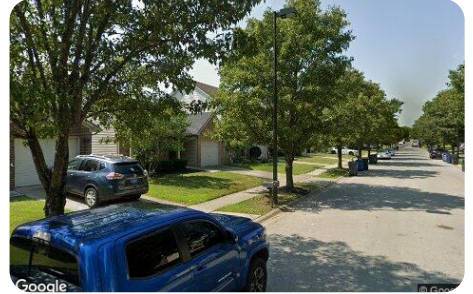


Single Family Residence **RESIDENTIAL**

3008 RIVER RUN TRL

LEXINGTON, KY 40511

\$269,845 TopHap Estimate · \$221 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,222 ft²

LIVING AREA

0.11 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$270K

\$254K low

\$285K high

Last Sale

\$240,000 · Jan 5, 2024

Est. Owner Equity

\$118,145

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$2,968 (2025)
Assessed Value	\$240,000
Previous Assessed	\$240,000
Assessor Market Value	\$240,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Fayette
Lot (acres)	0.11
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 80 ft²

CLIMATE RISK

10 FLOOD	20 WILDFIRE	84 HEAT	89 STORM	22 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 4, 2024	Resale	Deed	\$240,000	\$196	\$148K
Oct 31, 2019	Resale	Deed	\$160,000	\$131	
Aug 29, 2017	Resale	Deed	\$139,700	\$114	

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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