

Single Family Residence **RESIDENTIAL**

3005 RIVER RUN TRL

LEXINGTON, KY 40511

\$293,282 TopHap Estimate · \$198 / ft² · confidence 97 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,482 ft²
LIVING AREA

0.1 ac
LOT SIZE

2004
YEAR BUILT

2
STORIES

7
ROOMS

2
PARKING

VALUATION

\$293K

\$285K low

\$301K high

Last Sale

\$155,000 · Apr 23, 2020

Est. Owner Equity

\$293,282

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

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
Apr 23, 2020	Resale	Deed	\$155,000	\$105	
Apr 8, 2020	Resale	Deed	\$155,000	\$105	
Nov 8, 2018	Resale	Deed	\$155,000	\$105	
Jun 1, 2018	Resale	Deed	\$155,000	\$105	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sandersville Elementary School	Elementary	KG–5	0.4 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	Absentee owner
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