

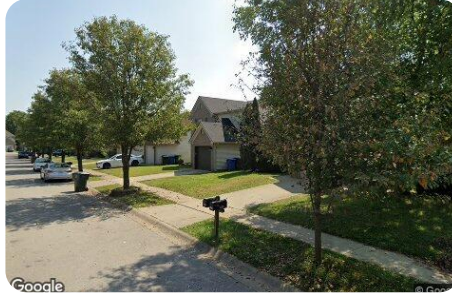
Single Family Residence

RESIDENTIAL

3036 RIVER RUN TRL

LEXINGTON, KY 40511

\$288,691 TopHap Estimate · \$229 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,260 ft²

LIVING AREA

0.1 ac

LOT SIZE

2005

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

Pre-foreclosure (NOS)

Auction scheduled for Aug 25, 2025.

VALUATION

\$289K

\$273K low

\$305K high

Last Sale	\$285,000 · Nov 24, 2025
Est. Owner Equity	\$12,241
Loan-to-Value	96%

TAX & ASSESSMENT

Property Tax	\$2,321 (2025)
Assessed Value	\$187,700
Previous Assessed	\$187,700
Assessor Market Value	\$187,700

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
Nov 21, 2025	Resale	Deed	\$285,000	\$226	\$276K
Mar 29, 2019	Resale	Deed	\$170,000	\$135	\$165K
Dec 6, 2018	Resale	Deed	\$120,000	\$95	\$120K
Aug 1, 2014	Resale	Deed	\$121,500	\$96	\$119K
Jun 20, 2013	Resale	Deed	\$117,000	\$93	
Mar 18, 2013	Resale	Deed	\$109,950	\$87	
Feb 4, 2013	Financing	Deed			

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	5.4 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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