

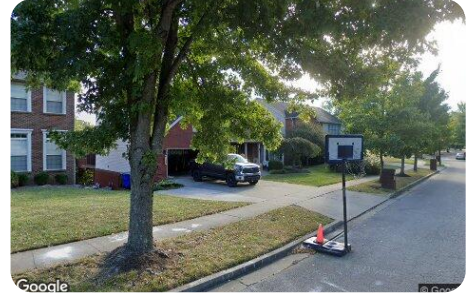
Single Family Residence

RESIDENTIAL

4412 RIVER RIDGE RD

LEXINGTON, KY 40515

\$475,503 TopHap Estimate · \$185 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,576 ft²

LIVING AREA

0.23 ac

LOT SIZE

2001

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$476K

\$441K low

\$510K high

Last Sale

\$249,900 · Apr 19, 2001

Est. Owner Equity

\$475,503

TAX & ASSESSMENT

Property Tax	\$3,171 (2025)
Assessed Value	\$305,500
Previous Assessed	\$281,300
Assessor Market Value	\$305,500

PROPERTY FACTS

Property Type	Single Family Residence
County	Fayette
Lot (acres)	0.23
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

CLIMATE RISK

46 FLOOD	17 WILDFIRE	85 HEAT	89 STORM	22 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Veterans Park Elementary School	Elementary	KG–5	0.9 mi
Southern Middle School	Middle	6–8	1.2 mi
Tates Creek High School	High	9–12	2.5 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 40515

54 CRIME INDEX	164 AIR POLLUTION	38,236 POPULATION	\$93K 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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