

Single Family Residence

RESIDENTIAL

4429 RIVER RIDGE RD

LEXINGTON, KY 40515

\$485,086 TopHap Estimate · \$187 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,596 ft²

LIVING AREA

0.21 ac

LOT SIZE

2001

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$485K

\$457K low

\$513K high

Last Sale

\$245,900 · Nov 15, 2002

Est. Owner Equity

\$291,086

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$3,116 (2025)
Assessed Value	\$301,100
Previous Assessed	\$278,200
Assessor Market Value	\$301,100

PROPERTY FACTS

Property Type	Single Family Residence
County	Fayette
Lot (acres)	0.21
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Deck · 192 ft²

CLIMATE RISK

40
FLOOD

7
WILDFIRE

85
HEAT

89
STORM

22
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Veterans Park Elementary School	Elementary	KG–5	0.8 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
--------------------------------------	---	---	--	-------------------------------------	------------------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------