

Single Family Residence **RESIDENTIAL**

3089 RIVER RUN TRL

LEXINGTON, KY 40511

\$282,449 TopHap Estimate · \$224 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,260 ft²

LIVING AREA

0.1 ac

LOT SIZE

2005

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$282K

\$275K low

\$290K high

Last Sale

\$200,000 · Dec 10, 2021

Est. Owner Equity

\$282,449

TAX & ASSESSMENT

Property Tax	\$2,473 (2025)
Assessed Value	\$200,000
Previous Assessed	\$200,000
Assessor Market Value	\$200,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Fayette
Lot (acres)	0.10
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 144 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
Dec 10, 2021	Resale	Deed	\$200,000	\$159	
Dec 8, 2006	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sandersville Elementary School	Elementary	KG–5	0.5 mi
Leestown Middle School	Middle	6–8	2.6 mi
Bryan Station High School	High	9–12	5.5 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 40511

81 CRIME INDEX	171 AIR POLLUTION	37,818 POPULATION	\$77K MEDIAN IN-COME	55°F AVG TEMP	55% SUNSHINE
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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