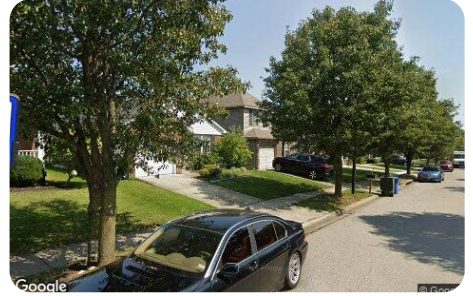
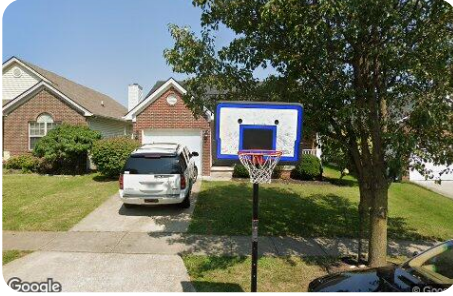


Single Family Residence **RESIDENTIAL**

3081 RIVER RUN TRL

LEXINGTON, KY 40511

\$280,418 TopHap Estimate · \$223 / 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

\$280K

\$272K low

\$289K high

Last Sale

\$119,900 · Apr 1, 2015

Est. Owner Equity

\$162,691

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$1,878 (2025)
Assessed Value	\$151,900
Previous Assessed	\$151,900
Assessor Market Value	\$151,900

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 · 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
Apr 1, 2015	Resale	Deed	\$119,900	\$95	
May 28, 2009	Resale	Deed	\$122,000	\$97	

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

OWNERSHIP

Occupancy	Owner occupied
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