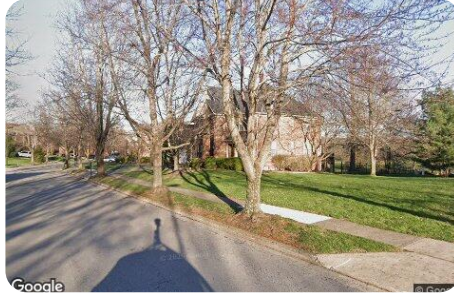


Single Family Residence **RESIDENTIAL**

# 2172 ROSWELL DR

LEXINGTON, KY 40513

**\$648,994** TopHap Estimate · \$193 / ft² · confidence 95 · as of Jul 14, 2026



**5**  
BEDS

**3**  
BATHS

**3,365 ft²**  
LIVING AREA

**0.36 ac**  
LOT SIZE

**2001**  
YEAR BUILT

**2**  
STORIES

**14**  
ROOMS

**2**  
PARKING

## VALUATION

**\$649K**

\$618K low

\$680K high

Last Sale

**\$340,408 · May 9, 2001**

Est. Owner Equity

**\$648,994**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,047 (2025) |
| Assessed Value        | \$538,100      |
| Previous Assessed     | \$495,600      |
| Assessor Market Value | \$538,100      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Fayette                 |
| Lot (acres)   | 0.36                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | Yes                     |

Deck · 150 ft²

Patio · 280 ft²

## CLIMATE RISK

|            |               |            |             |               |
|------------|---------------|------------|-------------|---------------|
| 1<br>FLOOD | 5<br>WILDFIRE | 85<br>HEAT | 83<br>STORM | 22<br>DROUGHT |
|------------|---------------|------------|-------------|---------------|

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

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Rosa Parks Elementary School     | Elementary | KG–5   | 0.4 mi   |
| Beaumont Middle School           | Middle     | 6–8    | 0.6 mi   |
| Paul Laurence Dunbar High School | High       | 9–12   | 0.9 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 40513

|                                      |                                         |                                         |                                             |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>40</div> <div>CRIME INDEX</div> | <div>168</div> <div>AIR POLLUTION</div> | <div>11,325</div> <div>POPULATION</div> | <div>\$136K</div> <div>MEDIAN IN-COME</div> | <div>55°F</div> <div>AVG TEMP</div> | <div>55%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

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