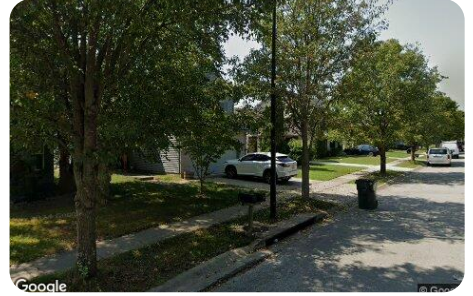


Single Family Residence **RESIDENTIAL**

3040 RIVER RUN TRL

LEXINGTON, KY 40511

\$302,333 TopHap Estimate · \$194 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,562 ft²

LIVING AREA

0.1 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

6

ROOMS

1

PARKING

VALUATION

\$302K

\$297K low

\$308K high

Last Sale

\$131,500 · Jul 24, 2014

Est. Owner Equity

\$129,358

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$2,348 (2025)
Assessed Value	\$189,900
Previous Assessed	\$189,900
Assessor Market Value	\$189,900

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 · 168 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
Jul 24, 2014	Resale	Deed	\$131,500	\$84	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sandersville Elementary School	Elementary	KG–5	0.4 mi
Leestown Middle School	Middle	6–8	2.5 mi
Bryan Station High School	High	9–12	5.4 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
-----------	-----------------------