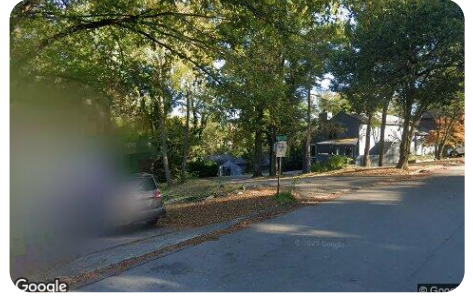


Single Family Residence **RESIDENTIAL**

3965 RIDGEPOINT RUN

LEXINGTON, KY 40517

\$341,425 TopHap Estimate · \$156 / ft² · confidence 85 · as of Jun 23, 2026



4

BEDS

3

BATHS

2,189 ft²

LIVING AREA

0.17 ac

LOT SIZE

1982

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$341K

\$290K low

\$393K high

Last Sale

\$75,000 · Jan 23, 2018

Est. Owner Equity

\$183,825

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$2,900 (2025)
Assessed Value	\$234,500
Previous Assessed	\$166,100
Assessor Market Value	\$234,500

PROPERTY FACTS

Property Type	Single Family Residence
County	Fayette
Lot (acres)	0.17
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

Deck · 230 ft²

CLIMATE RISK

53 FLOOD	16 WILDFIRE	85 HEAT	89 STORM	22 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 23, 2018	Resale	Deed	\$75,000	\$34	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Southern Middle School	Middle	6–8	0.4 mi
Southern Elementary School	Elementary	PK–5	0.6 mi
Tates Creek High School	High	9–12	1.4 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 40517

135 CRIME INDEX	172 AIR POLLUTION	38,972 POPULATION	\$52K MEDIAN IN-COME	55°F AVG TEMP	55% SUNSHINE
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Index values: 100 = US average; lower is better.