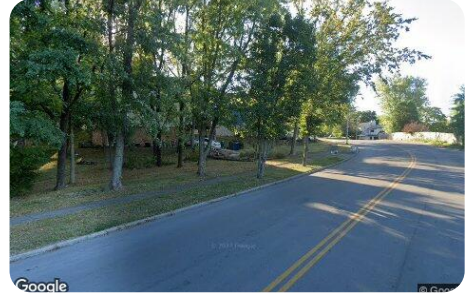
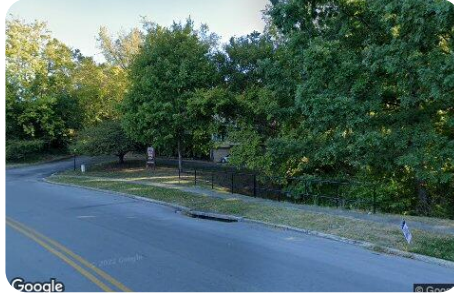


Single Family Residence **RESIDENTIAL**

3969 RIDGEPOINT RUN

LEXINGTON, KY 40517

\$399,742 TopHap Estimate · \$167 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,400 ft²

LIVING AREA

0.36 ac

LOT SIZE

1980

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$400K

\$380K low

\$419K high

Last Sale

\$384,000 · Aug 19, 2025

Est. Owner Equity

\$49,142

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$2,878 (2025)
Assessed Value	\$232,700
Previous Assessed	\$206,600
Assessor Market Value	\$232,700

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 · 336 ft²

CLIMATE RISK

51
FLOOD

17
WILDFIRE

85
HEAT

89
STORM

22
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 15, 2025	Resale	Warranty Deed	\$384,000	\$160	\$351K
Apr 15, 2025	Resale	Deed	\$130,000	\$54	\$250K
Mar 20, 2025	Resale	Deed	\$90,000	\$38	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Southern Middle School	Middle	6–8	0.4 mi
Southern Elementary School	Elementary	PK–5	0.5 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.

OWNERSHIP

Occupancy	Absentee owner
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