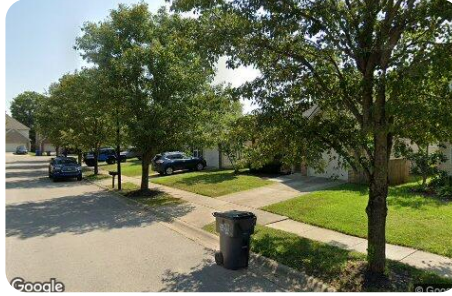


Single Family Residence **RESIDENTIAL**

3016 RIVER RUN TRL

LEXINGTON, KY 40511

\$304,090 TopHap Estimate · \$195 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,562 ft²

LIVING AREA

0.1 ac

LOT SIZE

2004

YEAR BUILT

2

STORIES

6

ROOMS

1

PARKING

VALUATION

\$304K

\$297K low

\$311K high

Last Sale

\$215,000 · Mar 11, 2021

Est. Owner Equity

\$92,985

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$2,659 (2025)
Assessed Value	\$215,000
Previous Assessed	\$215,000
Assessor Market Value	\$215,000

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 · 96 ft²

CLIMATE RISK

10
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	\$/FT ²	LOAN
Mar 11, 2021	Resale	Deed	\$215,000	\$138	
Jan 18, 2017	Resale	Deed	\$149,500	\$96	
Jul 14, 2009	Resale	Deed	\$139,900	\$90	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sandersville Elementary School	Elementary	KG–5	0.3 mi
Leestown Middle School	Middle	6–8	2.5 mi
Bryan Station High School	High	9–12	5.3 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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