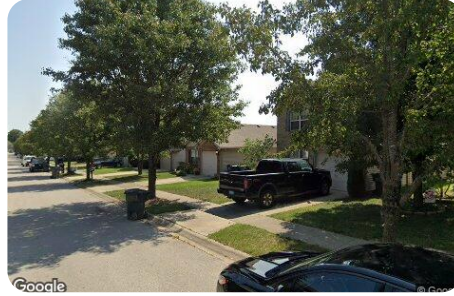


Single Family Residence **RESIDENTIAL**

3080 RIVER RUN TRL

LEXINGTON, KY 40511

\$287,083 TopHap Estimate · \$223 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,287 ft²

LIVING AREA

0.1 ac

LOT SIZE

2005

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

Pre-foreclosure (LIS)

A foreclosure-related notice has been recorded for this property.

VALUATION

\$287K

\$254K low

\$321K high

Last Sale	\$168,900 · Dec 3, 2018
Est. Owner Equity	\$111,907
Loan-to-Value	61%

TAX & ASSESSMENT

Property Tax	\$2,207 (2025)
Assessed Value	\$178,500
Assessor Market Value	\$178,500

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 · 80 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
Dec 3, 2018	Resale	Deed	\$168,900	\$131	\$169K
May 5, 2017	Resale	Deed	\$102,341	\$80	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sandersville Elementary School	Elementary	KG–5	0.4 mi
Leestown Middle School	Middle	6–8	2.6 mi

Bryan Station High School	High	9–12	5.4 mi
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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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