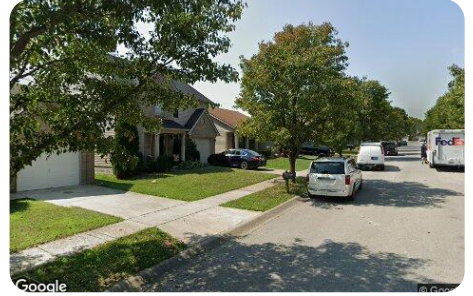
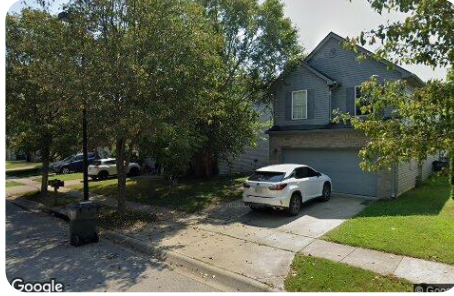


Single Family Residence **RESIDENTIAL**

3048 RIVER RUN TRL

LEXINGTON, KY 40511

\$262,690 TopHap Estimate · \$208 / ft² · confidence 91 · as of Jun 23, 2026



3
BEDS

2
BATHS

1,260 ft²
LIVING AREA

0.1 ac
LOT SIZE

2005
YEAR BUILT

1
STORIES

5
ROOMS

1
PARKING

VALUATION

\$263K

\$239K low

\$286K high

Last Sale

\$106,101 · Jun 27, 2014

Est. Owner Equity

\$177,810

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax	\$1,917 (2025)
Assessed Value	\$155,000
Previous Assessed	\$155,000
Assessor Market Value	\$155,000

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 · 100 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
Jun 27, 2014	Resale	Deed	\$108,101	\$86	\$85K
May 1, 2014	Non-arms-length	Foreclosure	\$113,270	\$90	

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

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	Absentee owner
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