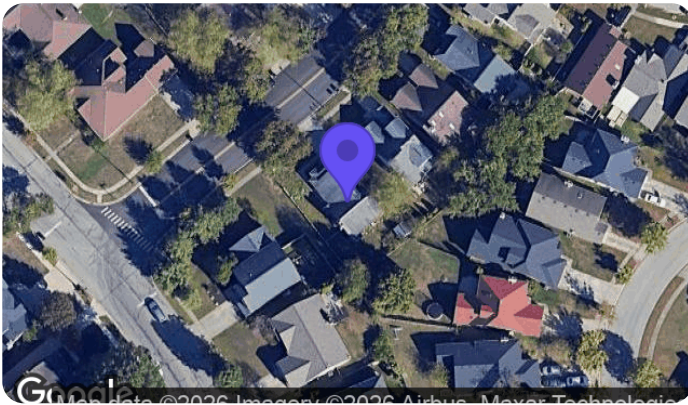
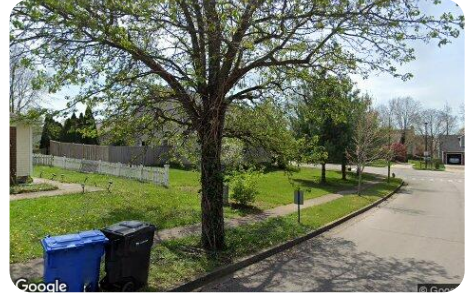


Single Family Residence **RESIDENTIAL**

1204 PLEASANT RIDGE DR

LEXINGTON, KY 40509

\$264,807 TopHap Estimate · \$239 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,108 ft²
LIVING AREA

0.12 ac
LOT SIZE

1992
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

Pre-foreclosure (NOS)

Auction scheduled for Apr 28, 2025.

VALUATION

\$265K

\$254K low

\$276K high

Last Sale	\$205,000 · Aug 22, 2025
Est. Owner Equity	\$0
Loan-to-Value	108%

TAX & ASSESSMENT

Property Tax	\$2,009 (2025)
Assessed Value	\$162,500
Previous Assessed	\$162,500
Assessor Market Value	\$162,500

PROPERTY FACTS

Property Type	Single Family Residence
County	Fayette
Lot (acres)	0.12
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Spa/Hot Tub (Only)

Patio · 52 ft²

CLIMATE RISK

1
FLOOD

16
WILDFIRE

84
HEAT

90
STORM

22
DROUGHT

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

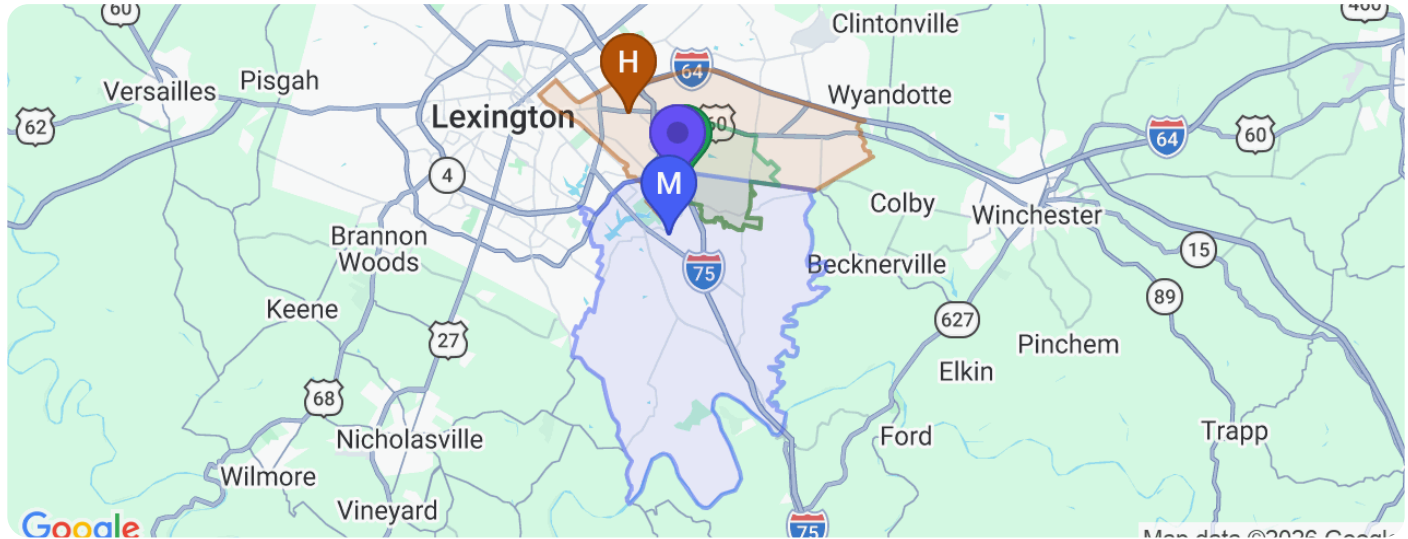
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 22, 2025	Resale	Deed	\$205,000	\$185	\$275K
Feb 26, 2018	Resale	Deed	\$136,900	\$124	\$137K
Oct 20, 2006	Resale	Deed	\$120,000	\$108	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Garrett Morgan Elementary School	Elementary	PK–5	0.2 mi
Edythe J. Hayes Middle School	Middle	6–8	1.8 mi
Frederick Douglass High School	High	9–12	3.0 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 40509

68 CRIME INDEX	171 AIR POLLUTION	45,767 POPULATION	\$97K 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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