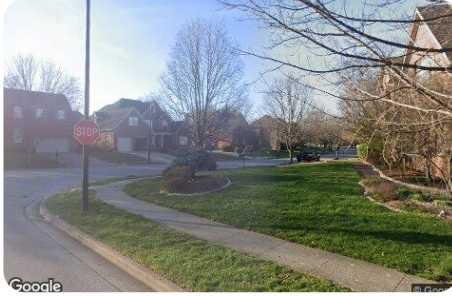
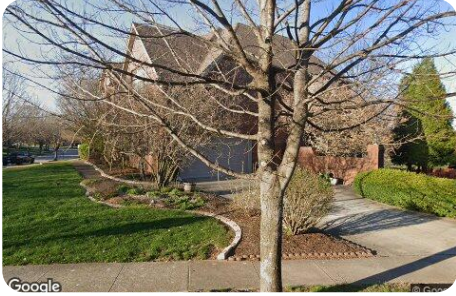


Single Family Residence **RESIDENTIAL**

2196 ROSWELL DR

LEXINGTON, KY 40513

\$895,976 TopHap Estimate · \$242 / ft² · confidence 92 · as of Jul 14, 2026



5
BEDS

5
BATHS

3,706 ft²
LIVING AREA

0.39 ac
LOT SIZE

2002
YEAR BUILT

2
STORIES

11
ROOMS

2
PARKING

VALUATION

\$896K

\$826K low

\$966K high

Last Sale

\$620,000 · Sep 15, 2014

Est. Owner Equity

\$440,976

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$10,067 (2025)
Assessed Value	\$814,100
Previous Assessed	\$661,600
Assessor Market Value	\$814,100

PROPERTY FACTS

Property Type	Single Family Residence
County	Fayette
Lot (acres)	0.39
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Basement
Pool	Yes

Deck · 336 ft²

CLIMATE RISK

34 FLOOD	17 WILDFIRE	85 HEAT	83 STORM	22 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 15, 2014	Resale	Deed	\$620,000	\$167	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rosa Parks Elementary School	Elementary	KG–5	0.3 mi
Beaumont Middle School	Middle	6–8	0.6 mi
Paul Laurence Dunbar High School	High	9–12	0.9 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 40513

40 CRIME INDEX	168 AIR POLLUTION	11,325 POPULATION	\$136K 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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