

Single Family Residence **RESIDENTIAL**

116 RUNNING RIDGE RD

LAWRENCE, KS 66049

\$1,324,043 TopHap Estimate · \$265 / ft² · confidence 91 · as of Jul 14, 2026



5

BEDS

6

BATHS

4,991 ft²

LIVING AREA

0.79 ac

LOT SIZE

2003

YEAR BUILT

2

STORIES

13

ROOMS

3

PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.4M high

Est. Owner Equity

\$109,843

Loan-to-Value

96%

TAX & ASSESSMENT

Property Tax	\$17,063 (2025)
Assessed Value	\$134,412
Previous Assessed	\$134,412
Assessor Market Value	\$1,168,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Douglas
Lot (acres)	0.79
Foundation	Concrete
Roof	Wood Shingle
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Tennis court

Patio · 104 ft²

Porch · 253 ft²

CLIMATE RISK

1

FLOOD

25

WILDFIRE

75

HEAT

59

STORM

25

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 6, 2021	Financing	Intrafamily Transfer			\$150K
Oct 9, 2018	Financing	Warranty Deed			\$400K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lawrence Free State High School	High	9–12	1.2 mi
Sunset Hill Elementary School	Elementary	KG–5	1.2 mi

West Middle School	Middle	6–8	1.4 mi
---------------------------	--------	-----	--------

District: Lawrence Public Schools

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 66049

92 CRIME INDEX	80 AIR POLLUTION	33,331 POPULATION	\$88K MEDIAN IN-COME	55°F AVG TEMP	61% SUNSHINE
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------