

Single Family Residence

RESIDENTIAL

1822 RACHELS RUN

LEXINGTON, KY 40509

\$465,334 TopHap Estimate · \$185 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,512 ft²

LIVING AREA

0.16 ac

LOT SIZE

2015

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$465K

\$449K low

\$482K high

Last Sale

\$425,000 · Dec 15, 2023

Est. Owner Equity

\$0

Loan-to-Value

168%

TAX & ASSESSMENT

Property Tax	\$5,256 (2025)
Assessed Value	\$425,000
Previous Assessed	\$425,000
Assessor Market Value	\$425,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Fayette
Lot (acres)	0.16
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

46 FLOOD	24 WILDFIRE	84 HEAT	90 STORM	22 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 14, 2023	Resale	Deed	\$425,000	\$169	\$340K
Nov 24, 2020	Resale	Deed	\$360,000	\$143	
May 19, 2016	Resale	Deed	\$285,000	\$113	
Aug 31, 2015	Resale	Deed	\$275,115	\$110	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Garrett Morgan Elementary School	Elementary	PK–5	1.2 mi
Frederick Douglass High School	High	9–12	2.7 mi
Crawford Middle School	Middle	6–8	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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