

Single Family Residence **RESIDENTIAL**

1813 RACHELS RUN

LEXINGTON, KY 40509

\$440,972 TopHap Estimate · \$195 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,265 ft²

LIVING AREA

0.17 ac

LOT SIZE

2016

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$441K

\$419K low

\$463K high

Last Sale

\$399,900 · Mar 4, 2022

Est. Owner Equity

\$440,972

TAX & ASSESSMENT

Property Tax	\$4,945 (2025)
Assessed Value	\$399,900
Previous Assessed	\$399,900
Assessor Market Value	\$399,900

PROPERTY FACTS

Property Type	Single Family Residence
County	Fayette
Lot (acres)	0.17
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Deck · 116 ft²

CLIMATE RISK

10
FLOOD

24
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
Mar 4, 2022	Resale	Deed	\$399,900	\$177	
Aug 30, 2016	Resale	Deed	\$260,937	\$115	
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ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Garrett Morgan Elementary School	Elementary	PK–5	1.1 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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