

Single Family Residence **RESIDENTIAL**

1809 RACHELS RUN

LEXINGTON, KY 40509

\$547,831 TopHap Estimate · \$161 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,403 ft²

LIVING AREA

0.2 ac

LOT SIZE

2015

YEAR BUILT

2

STORIES

10

ROOMS

2

PARKING

VALUATION

\$548K

\$502K low

\$594K high

Last Sale

\$330,000 · Aug 2, 2016

Est. Owner Equity

\$547,831

TAX & ASSESSMENT

Property Tax	\$4,892 (2025)
Assessed Value	\$444,700
Previous Assessed	\$444,700
Assessor Market Value	\$444,700

PROPERTY FACTS

Property Type	Single Family Residence
County	Fayette
Lot (acres)	0.20
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 63 ft²

CLIMATE RISK

40
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
Aug 2, 2016	Resale	Deed	\$330,000	\$97	
Aug 2, 2016	Resale	Deed	\$330,000	\$97	
Oct 28, 2015	Resale	Deed	\$321,804	\$95	

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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