

Single Family Residence **RESIDENTIAL**

1808 RACHELS RUN

LEXINGTON, KY 40509

\$407,464 TopHap Estimate · \$180 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,265 ft²

LIVING AREA

0.1 ac

LOT SIZE

2016

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$407K

\$381K low

\$434K high

Last Sale

\$400,000 · Sep 8, 2025

Est. Owner Equity

\$207,464

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$4,120 (2025)
Assessed Value	\$333,200
Previous Assessed	\$333,200
Assessor Market Value	\$333,200

PROPERTY FACTS

Property Type	Single Family Residence
County	Fayette
Lot (acres)	0.10
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 186 ft²

CLIMATE RISK

1

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 29, 2025	Resale	Deed	\$400,000	\$177	\$200K
Feb 16, 2017	Resale	Deed	\$250,044	\$110	

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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