

Single Family Residence **RESIDENTIAL**

# 1818 RACHELS RUN

LEXINGTON, KY 40509

**\$423,805** TopHap Estimate · \$201 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**  
BEDS

**3**  
BATHS

**2,112 ft<sup>2</sup>**  
LIVING AREA

**0.13 ac**  
LOT SIZE

**2017**  
YEAR BUILT

**2**  
STORIES

**7**  
ROOMS

**2**  
PARKING

## VALUATION

**\$424K**

\$406K low

\$442K high

Last Sale

**\$257,127 · Jan 22, 2018**

Est. Owner Equity

**\$206,678**

Loan-to-Value

**50%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,174 (2025) |
| Assessed Value        | \$337,500      |
| Previous Assessed     | \$337,500      |
| Assessor Market Value | \$337,500      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Fayette                 |
| Lot (acres)   | 0.13                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## 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     | \$/FT <sup>2</sup> | LOAN |
|--------------|--------|------|-----------|--------------------|------|
| Jan 22, 2018 | Resale | Deed | \$257,127 | \$122              |      |

## 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<br>CRIME INDEX | 171<br>AIR POLLUTION | 45,767<br>POPULATION | \$97K<br>MEDIAN IN-COME | 55°F<br>AVG TEMP | 55%<br>SUNSHINE |
|-------------------|----------------------|----------------------|-------------------------|------------------|-----------------|

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

## OWNERSHIP

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