

Single Family Residence **RESIDENTIAL**

1850 RACHELS RUN

LEXINGTON, KY 40509

\$442,933 TopHap Estimate · \$196 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,265 ft²

LIVING AREA

0.13 ac

LOT SIZE

2016

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$443K

\$425K low

\$460K high

Last Sale

\$405,900 · Oct 31, 2023

Est. Owner Equity

\$77,623

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$5,019 (2025)
Assessed Value	\$405,900
Previous Assessed	\$405,900
Assessor Market Value	\$405,900

PROPERTY FACTS

Property Type	Single Family Residence
County	Fayette
Lot (acres)	0.14
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

26
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 ²	LOAN
Oct 27, 2023	Resale	Deed	\$405,900	\$179	\$365K
Nov 3, 2016	Resale	Deed	\$254,792	\$112	\$242K
Nov 3, 2016	Resale	Deed	\$254,792	\$112	

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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