

Single Family Residence **RESIDENTIAL**

1854 RACHELS RUN

LEXINGTON, KY 40509

\$536,053 TopHap Estimate · \$162 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,314 ft²

LIVING AREA

0.16 ac

LOT SIZE

2016

YEAR BUILT

2

STORIES

10

ROOMS

2

PARKING

VALUATION

\$536K

\$508K low

\$565K high

Last Sale

\$450,000 · Dec 17, 2021

Est. Owner Equity

\$88,553

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$5,565 (2025)
Assessed Value	\$450,000
Previous Assessed	\$450,000
Assessor Market Value	\$450,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Fayette
Lot (acres)	0.16
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 120 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
Dec 17, 2021	Resale	Deed	\$450,000	\$136	\$448K
Dec 3, 2018	Resale	Deed	\$312,000	\$94	\$281K
Dec 21, 2016	Resale	Deed	\$274,539	\$83	
Dec 21, 2016	Resale	Deed	\$274,539	\$83	\$270K

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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