

Single Family Residence **RESIDENTIAL**

# 1869 RACHELS RUN

LEXINGTON, KY 40509

**\$499,649** TopHap Estimate · \$169 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**4**  
BEDS

**3**  
BATHS

**2,954 ft<sup>2</sup>**  
LIVING AREA

**0.14 ac**  
LOT SIZE

**2017**  
YEAR BUILT

**2**  
STORIES

**9**  
ROOMS

**2**  
PARKING

## VALUATION

**\$500K**

\$460K low

\$539K high

Last Sale

**\$304,500 · Oct 31, 2017**

Est. Owner Equity

**\$499,649**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,346 (2025) |
| Assessed Value        | \$432,300      |
| Previous Assessed     | \$432,300      |
| Assessor Market Value | \$432,300      |

## 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          | Yes                     |

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 41<br>FLOOD | 24<br>WILDFIRE | 84<br>HEAT | 90<br>STORM | 22<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED | PRICE     | \$/FT <sup>2</sup> | LOAN |
|--------------|--------|------|-----------|--------------------|------|
| Oct 31, 2017 | Resale | Deed | \$304,500 | \$103              |      |
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## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Garrett Morgan Elementary School | Elementary | PK–5   | 1.3 mi   |
| Frederick Douglass High School   | High       | 9–12   | 2.6 mi   |
| Crawford Middle School           | Middle     | 6–8    | 2.9 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>68</b><br>CRIME INDEX | <b>171</b><br>AIR POLLUTION | <b>45,767</b><br>POPULATION | <b>\$97K</b><br>MEDIAN IN-COME | <b>55°F</b><br>AVG TEMP | <b>55%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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