

Single Family Residence **RESIDENTIAL**

1817 RACHELS RUN

LEXINGTON, KY 40509

\$496,753 TopHap Estimate · \$164 / ft² · confidence 84 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,031 ft²

LIVING AREA

0.16 ac

LOT SIZE

2017

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$497K

\$416K low

\$577K high

Last Sale

\$348,762 · Sep 19, 2017

Est. Owner Equity

\$217,940

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$5,273 (2025)
Assessed Value	\$426,400
Previous Assessed	\$426,400
Assessor Market Value	\$426,400

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	Yes

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 ²	LOAN
Sep 19, 2017	Resale	Deed	\$348,762	\$115	

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
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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