

Rural Residence

RESIDENTIAL

786 ROOSTER RUN RD

OWINGSVILLE, KY 40360

\$508,461 TopHap Estimate · \$1,589 / ft² · confidence 92 · as of Jul 14, 2026

320 ft²

LIVING AREA

155 ac

LOT SIZE

2005

YEAR BUILT

1

ROOMS

VALUATION

\$508K

\$469K low

\$548K high

Est. Owner Equity

\$304,857

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$954 (2024)
Assessed Value	\$122,819
Previous Assessed	\$122,819
Assessor Market Value	\$122,819

PROPERTY FACTS

Property Type	Rural Residence
County	Bath
Lot (acres)	155.00
Foundation	Pier/Post & Beam
Roof	Metal

Porch · 160 ft²

CLIMATE RISK

1 FLOOD	30 WILDFIRE	81 HEAT	92 STORM	15 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 18, 2026	Financing	Mortgage			\$204K
May 2, 2025	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Bath County Middle School	Middle	6–8	6.4 mi
Bath County High School	High	9–12	6.6 mi
Crossroads Elementary School	Elementary	PK–5	9.6 mi

District: Bath 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 40360

131 CRIME INDEX	176 AIR POLLUTION	7,648 POPULATION	\$53K 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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