

Duplex (2 Units, Any Combination)

RESIDENTIAL

31 RACE ST # 33

DRY RIDGE, KY 41035



4

BEDS

2

BATHS

1,904 ft²

LIVING AREA

0.17 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

8

ROOMS

TAX & ASSESSMENT

Property Tax	\$1,296 (2025)
Assessed Value	\$110,000
Previous Assessed	\$110,000
Assessor Market Value	\$110,000

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
County	Grant
Lot (acres)	0.17

Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Garage	No Garage

Deck · 336 ft²

Porch · 50 ft²

CLIMATE RISK

50
FLOOD

14
WILDFIRE

82
HEAT

82
STORM

13
DROUGHT

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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Dry Ridge Elementary School	Elementary	PK–5	1.0 mi
Grant County Middle School	Middle	6–8	1.1 mi
Grant County High School	High	9–12	1.4 mi

District: Grant 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 41035

104
CRIME INDEX

201
AIR POLLUTION

11,841
POPULATION

\$63K
MEDIAN IN-
COME

55°F
AVG TEMP

55%
SUNSHINE

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

OWNERSHIP

Occupancy

Absentee owner