

Single Family Residential

RESIDENTIAL

107 RIVER RUN DR

LANCASTER, KY 40444

\$328,644 TopHap Estimate · confidence 94 · as of Jul 14, 2026



1 ac
LOT SIZE

2002
YEAR BUILT

2
STORIES

VALUATION

\$329K

\$307K low

\$350K high

Last Sale

\$142,000 · Apr 3, 2013

Est. Owner Equity

\$193,744

Loan-to-Value

43%

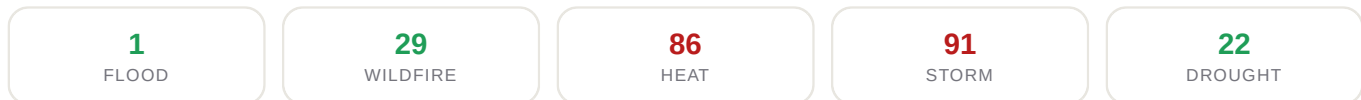
TAX & ASSESSMENT

Property Tax	\$1,853 (2025)
Assessed Value	\$180,000
Previous Assessed	\$180,000
Assessor Market Value	\$180,000

PROPERTY FACTS

Property Type	Single Family Residential
County	Garrard
Lot (acres)	1.00
Foundation	Block (Unspecified)
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Central
Garage	Garage, Attached

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 3, 2013	Resale	Deed	\$142,000		\$135K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Camp Dick Robinson Elementary School	Elementary	PK–5	4.5 mi
Garrard Middle School	Middle	6–8	9.4 mi
Garrard County High School	High	9–12	11.0 mi

District: Garrard 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 40444

115 CRIME INDEX	153 AIR POLLUTION	15,098 POPULATION	\$59K MEDIAN IN-COME	56°F AVG TEMP	55% SUNSHINE
---------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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