

Single Family Residence **RESIDENTIAL**

125 RIVER RUN DR

LANCASTER, KY 40444

\$319,402 TopHap Estimate · confidence 90 · as of Jul 14, 2026



3

BEDS

3

BATHS

1.36 ac

LOT SIZE

2001

YEAR BUILT

2

STORIES

VALUATION

\$319K

\$287K low

\$352K high

Last Sale

\$164,000 · Feb 28, 2013

Est. Owner Equity

\$133,794

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$1,904 (2025)
Assessed Value	\$185,000
Previous Assessed	\$185,000
Assessor Market Value	\$185,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Garrard
Lot (acres)	1.36
Foundation	Concrete
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Central
Garage	Garage, Basement

CLIMATE RISK

1 FLOOD	29 WILDFIRE	86 HEAT	91 STORM	22 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 28, 2013	Resale	Warranty Deed	\$164,000		\$168K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Camp Dick Robinson Elementary School	Elementary	PK–5	4.5 mi
Garrard Middle School	Middle	6–8	9.5 mi
Garrard County High School	High	9–12	11.1 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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