

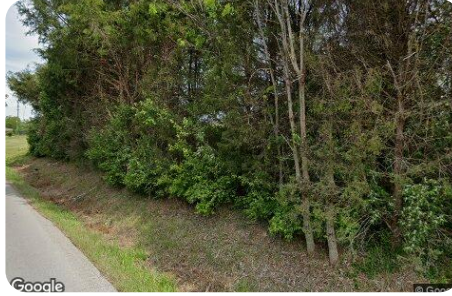
Single Family Residential

RESIDENTIAL

131 RIVER RUN DR

LANCASTER, KY 40444

\$354,414 TopHap Estimate · confidence 90 · as of Jul 14, 2026



3

BEDS

2

BATHS

1.08 ac

LOT SIZE

2001

YEAR BUILT

1

STORIES

VALUATION

\$354K

\$320K low

\$389K high

Last Sale

\$245,000 · Mar 31, 2021

Est. Owner Equity

\$354,414

TAX & ASSESSMENT

Property Tax	\$2,625 (2025)
Assessed Value	\$255,000
Previous Assessed	\$255,000
Assessor Market Value	\$255,000

PROPERTY FACTS

Property Type	Single Family Residential
County	Garrard
Lot (acres)	1.08
Foundation	Block (Unspecified)
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Central
Garage	Garage, Attached

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
Mar 29, 2021	Resale	Deed	\$245,000		
Jan 4, 2021	Resale	Deed	\$215,000		
Jun 7, 2013	Resale	Deed	\$163,500		\$155K
Jun 13, 2008	Quitclaim	Quit Claim Transfer			
Jun 6, 2006	Resale	Deed	\$163,000		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Camp Dick Robinson Elementary School	Elementary	PK–5	4.6 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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