

Single Family Residence **RESIDENTIAL**

149 RIVER RUN DR

LANCASTER, KY 40444

\$683,609 TopHap Estimate · confidence 90 · as of Jul 14, 2026

3
BEDS

3
BATHS

1.56 ac
LOT SIZE

2008
YEAR BUILT

2
STORIES

VALUATION

\$684K

\$616K low

\$751K high

Last Sale

\$520,000 · Oct 13, 2022

Est. Owner Equity

\$683,609

TAX & ASSESSMENT

Property Tax	\$5,352 (2025)
Assessed Value	\$520,000
Previous Assessed	\$520,000
Assessor Market Value	\$520,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Garrard
Lot (acres)	1.56
Construction	Wood (Unspecified)
Foundation	Concrete
Roof	Composition Shingle

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
Oct 12, 2022	Resale	Deed	\$520,000		
Sep 12, 2014	Resale	Deed	\$282,500		
Apr 30, 2013	Quitclaim	Quit Claim Transfer			
Mar 6, 2012	Resale	Deed	\$274,900		\$268K
Dec 5, 2007	Resale	Deed	\$27,000		
Jul 13, 2006	Resale	Deed	\$24,500		\$20K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Camp Dick Robinson Elementary School	Elementary	PK–5	4.7 mi
Garrard Middle School	Middle	6–8	9.6 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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