

Single Family Residential

RESIDENTIAL

173 RIVER RUN DR

LANCASTER, KY 40444

\$284,704 TopHap Estimate · confidence 68 · as of Jul 14, 2026

1.01 ac
LOT SIZE

2
STORIES

VALUATION

\$285K

\$193K low

\$376K high

Last Sale

\$262,000 · Jul 7, 2005

Est. Owner Equity

\$62,704

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax

\$2,728 (2025)

Assessed Value

\$265,000

Previous Assessed

\$265,000

Assessor Market Value

\$265,000

PROPERTY FACTS

Property Type	Single Family Residential
County	Garrard
Lot (acres)	1.01
Foundation	Concrete
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Central
Garage	Garage, Attached

CLIMATE RISK

1 FLOOD	29 WILDFIRE	86 HEAT	90 STORM	22 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 7, 2005	Resale	Deed	\$262,000		\$249K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Camp Dick Robinson Elementary School	Elementary	PK–5	4.7 mi
Garrard Middle School	Middle	6–8	9.5 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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