

Single Family Residence **RESIDENTIAL**

185 RIVER RUN DR

LANCASTER, KY 40444

\$491,135 TopHap Estimate · confidence 94 · as of Jul 14, 2026

1.04 ac
LOT SIZE

2020
YEAR BUILT

1
STORIES

VALUATION

\$491K

\$460K low

\$522K high

Last Sale	\$485,000 · Nov 26, 2025
Est. Owner Equity	\$100,135
Loan-to-Value	80%

TAX & ASSESSMENT

Property Tax	\$3,729 (2025)
Assessed Value	\$362,299
Previous Assessed	\$362,299
Assessor Market Value	\$362,299

PROPERTY FACTS

Property Type	Single Family Residence
County	Garrard
Lot (acres)	1.04

CLIMATE RISK

70 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
Nov 24, 2025	Resale	Deed	\$485,000		\$391K
Apr 28, 2021	Resale	Deed	\$362,000		
Aug 8, 2019	Resale	Deed	\$27,000		
Jul 29, 2011	Financing	Deed			
Apr 26, 2006	Resale	Deed	\$22,500		\$19K

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.

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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