

Single Family Residential

RESIDENTIAL

191 RIVER RUN DR

LANCASTER, KY 40444

\$446,152 TopHap Estimate · confidence 94 · as of Jul 14, 2026

1.06 ac
LOT SIZE

2
STORIES

VALUATION

\$446K

\$419K low

\$473K high

Last Sale

\$188,000 · Oct 28, 2008

Est. Owner Equity

\$261,513

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax

\$2,367 (2025)

Assessed Value

\$230,000

Previous Assessed

\$220,000

Assessor Market Value

\$230,000

PROPERTY FACTS

Property Type	Single Family Residential
County	Garrard
Lot (acres)	1.06
Construction	Wood (Unspecified)
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
-------------------	-----------------------	-------------------	--------------------	----------------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 11, 2021	Financing	Intrafamily Transfer			
Oct 28, 2008	Resale	Special Warranty Deed	\$188,000		\$185K
Aug 29, 2008	Non-arms-length	Commissioners Deed	\$278,405		
May 19, 2006	Resale	Deed	\$261,700		
Sep 20, 2005	Resale	Deed	\$26,550		

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
---------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------