

Single Family Residential

RESIDENTIAL

197 RIVER RUN DR

LANCASTER, KY 40444

\$579,000 TopHap Estimate · confidence 93 · as of Jul 14, 2026

1.03 ac
LOT SIZE

2003
YEAR BUILT

2
STORIES

VALUATION

\$579K

\$537K low

\$621K high

Last Sale

\$330,000 · Nov 3, 2020

Est. Owner Equity

\$541,419

Loan-to-Value

6%

TAX & ASSESSMENT

Property Tax

\$3,500 (2025)

Assessed Value

\$340,000

Previous Assessed

\$340,000

Assessor Market Value

\$340,000

PROPERTY FACTS

Property Type	Single Family Residential
County	Garrard
Lot (acres)	1.03
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	\$/FT²	LOAN
Nov 2, 2020	Resale	Deed	\$330,000		
Jan 13, 2016	Financing	Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Camp Dick Robinson Elementary School	Elementary	PK–5	4.8 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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