

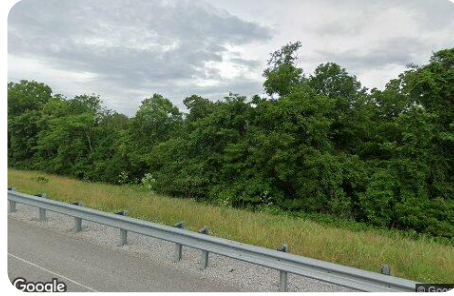
Single Family Residential

RESIDENTIAL

227 RIVER RUN DR

LANCASTER, KY 40444

\$611,278 TopHap Estimate · confidence 92 · as of Jul 14, 2026



2.59 ac
LOT SIZE

2004
YEAR BUILT

2
STORIES

VALUATION

\$611K

\$560K low

\$662K high

Last Sale

\$499,900 · Mar 17, 2023

Est. Owner Equity

\$611,278

TAX & ASSESSMENT

Property Tax	\$5,145 (2025)
Assessed Value	\$499,900
Previous Assessed	\$499,900
Assessor Market Value	\$499,900

PROPERTY FACTS

Property Type	Single Family Residential
County	Garrard
Lot (acres)	2.59
Construction	Wood (Unspecified)
Foundation	Concrete
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Central
Garage	Garage, Attached

CLIMATE RISK

77 FLOOD	28 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
Mar 17, 2023	Resale	Deed	\$499,900		
Mar 20, 2007	Resale	Deed	\$252,500		\$193K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Camp Dick Robinson Elementary School	Elementary	PK–5	4.8 mi
Garrard Middle School	Middle	6–8	9.4 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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