

Single Family Residential **RESIDENTIAL**

245 RIVER RUN DR

LANCASTER, KY 40444

\$711,114 TopHap Estimate · confidence 93 · as of Jul 14, 2026



1.38 ac
LOT SIZE

VALUATION

\$711K

\$665K low

\$757K high

Last Sale

\$618,000 · Nov 9, 2022

Est. Owner Equity

\$711,114

TAX & ASSESSMENT

Property Tax	\$6,361 (2025)
Assessed Value	\$618,000
Previous Assessed	\$618,000
Assessor Market Value	\$618,000

PROPERTY FACTS

Property Type	Single Family Residential
County	Garrard
Lot (acres)	1.38

CLIMATE RISK

75 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
Nov 4, 2022	Resale	Deed	\$618,000		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Camp Dick Robinson Elementary School	Elementary	PK–5	4.7 mi
Garrard Middle School	Middle	6–8	9.3 mi
Garrard County High School	High	9–12	10.9 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	Absentee owner
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