

Single Family Residence **RESIDENTIAL**

275 RIVER RUN DR

LANCASTER, KY 40444

\$372,877 TopHap Estimate · confidence 92 · as of Jul 14, 2026

3

BEDS

2

BATHS

1 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

VALUATION

\$373K

\$343K low

\$403K high

Last Sale

\$172,000 · Jun 19, 2015

Est. Owner Equity

\$263,377

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax

\$2,059 (2025)

Assessed Value

\$200,000

Previous Assessed

\$200,000

Assessor Market Value

\$200,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Garrard
Lot (acres)	1.00
Construction	Wood (Unspecified)
Foundation	Concrete
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Central

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	\$/FT²	LOAN
Oct 19, 2012	Resale	Deed	\$146,000		\$110K
May 24, 2012	Financing	Deed In Lieu Of Foreclosure			
Feb 2, 2008	Quitclaim	Quit Claim Transfer			
Oct 2, 2006	Resale	Deed	\$26,000		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Camp Dick Robinson Elementary School	Elementary	PK–5	4.6 mi
Garrard Middle School	Middle	6–8	9.3 mi
Garrard County High School	High	9–12	10.8 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
-----------	----------------