

Single Family Residential **RESIDENTIAL**

311 RIVER RUN DR

LANCASTER, KY 40444

\$377,718 TopHap Estimate · confidence 88 · as of Jul 14, 2026



1.43 ac
LOT SIZE

2
STORIES

VALUATION

\$378K

\$334K low

\$422K high

Last Sale

\$199,100 · Dec 7, 2006

Est. Owner Equity

\$178,746

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$2,213 (2025)
Assessed Value	\$215,000
Previous Assessed	\$215,000
Assessor Market Value	\$215,000

PROPERTY FACTS

Property Type	Single Family Residential
County	Garrard
Lot (acres)	1.43
Foundation	Block (Unspecified)
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Central
Garage	Garage, Attached

CLIMATE RISK

35
FLOOD

29
WILDFIRE

86
HEAT

91
STORM

22
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 7, 2006	Resale	Deed	\$199,100		\$197K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Camp Dick Robinson Elementary School	Elementary	PK–5	4.4 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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