

Single Family Residence **RESIDENTIAL**

248 RIVER RUN DR

LANCASTER, KY 40444

\$315,055 TopHap Estimate · confidence 89 · as of Jul 14, 2026



4

BEDS

2

BATHS

1.38 ac

LOT SIZE

1990

YEAR BUILT

1

STORIES

VALUATION

\$315K

\$279K low

\$351K high

Last Sale

\$162,500 · May 9, 2007

Est. Owner Equity

\$152,555

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$2,007 (2025)
Assessed Value	\$195,000
Previous Assessed	\$195,000
Assessor Market Value	\$195,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Garrard
Lot (acres)	1.38
Foundation	Block (Unspecified)
Roof	Composition Shingle
Garage	Garage, Basement

CLIMATE RISK

1 FLOOD	29 WILDFIRE	86 HEAT	91 STORM	22 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 4, 2007	Resale	Deed	\$162,500		\$163K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Camp Dick Robinson Elementary School	Elementary	PK–5	4.5 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	Owner occupied
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