

Single Family Residential **RESIDENTIAL**

# 236 RIVER RUN DR

LANCASTER, KY 40444

**\$368,249** TopHap Estimate · confidence 95 · as of Jul 14, 2026

**3**  
BEDS

**2**  
BATHS

**1.02 ac**  
LOT SIZE

**2006**  
YEAR BUILT

**1**  
STORIES

**8**  
ROOMS

## VALUATION

**\$368K**

\$352K low

\$385K high

Last Sale

**\$207,500 · Aug 22, 2019**

Est. Owner Equity

**\$368,249**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$2,213 (2025)</b> |
| Assessed Value        | <b>\$215,000</b>      |
| Previous Assessed     | <b>\$215,000</b>      |
| Assessor Market Value | <b>\$215,000</b>      |

## PROPERTY FACTS

|               |                           |
|---------------|---------------------------|
| Property Type | Single Family Residential |
| County        | Garrard                   |
| Lot (acres)   | 1.02                      |
| Construction  | Wood (Unspecified)        |
| Foundation    | Block (Unspecified)       |
| Roof          | Composition Shingle       |
| Heating       | Heat Pump                 |
| Cooling       | Central                   |
| Garage        | Garage, Attached          |

## CLIMATE RISK

|                   |                       |                   |                    |                      |
|-------------------|-----------------------|-------------------|--------------------|----------------------|
| <b>1</b><br>FLOOD | <b>29</b><br>WILDFIRE | <b>86</b><br>HEAT | <b>90</b><br>STORM | <b>22</b><br>DROUGHT |
|-------------------|-----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED                  | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|-----------------------|-----------|--------------------|--------|
| Aug 20, 2019 | Resale | Deed                  | \$207,500 |                    |        |
| Jul 2, 2014  | Resale | Special Warranty Deed | \$152,000 |                    |        |
| Aug 16, 2007 | Resale | Deed                  | \$202,000 |                    | \$152K |

## 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   | 10.9 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

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>115</b><br>CRIME INDEX | <b>153</b><br>AIR POLLUTION | <b>15,098</b><br>POPULATION | <b>\$59K</b><br>MEDIAN IN-COME | <b>56°F</b><br>AVG TEMP | <b>55%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|