

Single Family Residential

RESIDENTIAL

# 230 RIVER RUN DR

LANCASTER, KY 40444

**\$404,224** TopHap Estimate · confidence 93 · as of Jul 14, 2026

**1 ac**  
LOT SIZE

**2003**  
YEAR BUILT

**2**  
STORIES

## VALUATION

**\$404K**

\$377K low

\$432K high

Last Sale

**\$69,500 · Aug 1, 2022**

Est. Owner Equity

**\$404,224**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$3,088 (2025)</b> |
| Assessed Value        | <b>\$300,000</b>      |
| Previous Assessed     | <b>\$300,000</b>      |
| Assessor Market Value | <b>\$300,000</b>      |

## PROPERTY FACTS

|               |                           |
|---------------|---------------------------|
| Property Type | Single Family Residential |
| County        | Garrard                   |
| Lot (acres)   | 1.00                      |
| Foundation    | Block (Unspecified)       |
| Roof          | Composition Shingle       |
| Heating       | Heat Pump                 |
| Cooling       | Central                   |
| Garage        | Garage, Attached          |

## CLIMATE RISK

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

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|-----------------------|-----------|--------|--------|
| Jul 28, 2022 | Resale    | Deed                  | \$69,500  |        |        |
| Nov 10, 2020 | Resale    | Warranty Deed         | \$289,000 |        |        |
| Nov 10, 2020 | Resale    | Special Warranty Deed | \$289,000 |        |        |
| Apr 15, 2013 | Resale    | Deed                  | \$169,500 |        | \$173K |
| Apr 15, 2013 | Financing | Deed                  |           |        |        |
| May 30, 2008 | Resale    | Deed                  | \$175,000 |        |        |
| May 30, 2008 | Resale    | Deed                  | \$187,500 |        | \$167K |

## 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> |
|-----------|-----------------------|