

Single Family Residence **RESIDENTIAL**

218 RIVER RUN DR

LANCASTER, KY 40444

\$376,696 TopHap Estimate · confidence 96 · as of Jul 14, 2026

1
STORIES

VALUATION

\$377K

\$361K low

\$392K high

Last Sale **\$375,000 · Apr 8, 2026**

Est. Owner Equity **\$101,696**

Loan-to-Value **73%**

TAX & ASSESSMENT

Property Tax **\$1,759 (2025)**

Assessed Value **\$220,000**

Previous Assessed **\$220,000**

Assessor Market Value **\$220,000**

PROPERTY FACTS

Property Type	Single Family Residence
County	Garrard
Foundation	Concrete
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Central
Garage	Garage, Attached

CLIMATE RISK

1 FLOOD	29 WILDFIRE	86 HEAT	90 STORM	22 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 3, 2026	Financing	Mortgage			\$275K
Apr 3, 2026	Resale	Warranty Deed	\$375,000		
Apr 3, 2026	Resale	Warranty Deed	\$375,000		
Dec 9, 2025	Financing	Deed			
Jun 7, 2023	Financing	Intrafamily Transfer			
Oct 13, 2009	Financing	Deed			
Oct 13, 2009	Financing	Deed			
Sep 25, 2009	Quitclaim	Quit Claim Transfer			
Jul 12, 2006	Resale	Deed	\$231,664		
Feb 16, 2006	Resale	Deed	\$24,500		\$170K

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

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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