

Single Family Residential

RESIDENTIAL

164 RIVER RUN DR

LANCASTER, KY 40444

\$531,412 TopHap Estimate · confidence 94 · as of Jul 14, 2026

1 ac
LOT SIZE

2004
YEAR BUILT

2
STORIES

VALUATION

\$531K

\$498K low

\$565K high

Last Sale

\$521,900 · Aug 21, 2025

Est. Owner Equity

\$99,512

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax

\$2,059 (2025)

Assessed Value

\$200,000

Previous Assessed

\$190,000

Assessor Market Value

\$200,000

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 FLOOD	29 WILDFIRE	86 HEAT	90 STORM	22 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 9, 2025	Resale	Warranty Deed	\$521,900		\$432K
Jul 8, 2019	Resale	Deed	\$280,000		
Dec 23, 2009	Financing	Special Warranty Deed			
Jun 30, 2009	Financing	Commissioners Deed			
Oct 3, 2006	Resale	Deed	\$219,900		\$176K
Apr 6, 2006	Resale	Deed	\$208,400		\$167K
Feb 10, 2006	Resale	Deed	\$183,300		\$147K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Camp Dick Robinson Elementary School	Elementary	PK–5	4.7 mi
Garrard Middle School	Middle	6–8	9.4 mi
Garrard County High School	High	9–12	11.0 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
---------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------