

Single Family Residential

RESIDENTIAL

118 RIVER RUN DR

LANCASTER, KY 40444

\$423,312 TopHap Estimate · confidence 87 · as of Jun 23, 2026



1 ac
LOT SIZE

2006
YEAR BUILT

1
STORIES

VALUATION

\$423K

\$368K low

\$478K high

Last Sale

\$239,000 · Mar 5, 2007

Est. Owner Equity

\$232,112

Loan-to-Value

45%

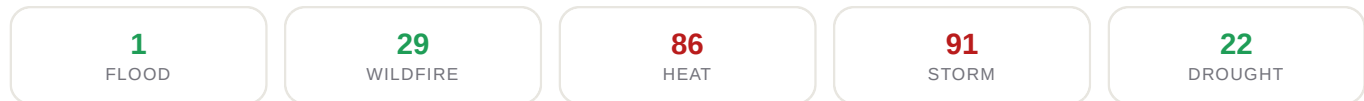
TAX & ASSESSMENT

Property Tax	\$2,016 (2025)
Assessed Value	\$245,000
Previous Assessed	\$245,000
Assessor Market Value	\$245,000

PROPERTY FACTS

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

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 1, 2006	Resale	Special Warranty Deed	\$24,500		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Camp Dick Robinson Elementary School	Elementary	PK–5	4.6 mi
Garrard Middle School	Middle	6–8	9.5 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
-----------	----------------