

Single Family Residential

RESIDENTIAL

106 RIVER RUN DR

LANCASTER, KY 40444

\$469,133 TopHap Estimate · confidence 96 · as of Jul 14, 2026



1 ac
LOT SIZE

2019
YEAR BUILT

1
STORIES

VALUATION

\$469K

\$450K low

\$488K high

Last Sale

\$269,900 · Jun 9, 2020

Est. Owner Equity

\$469,133

TAX & ASSESSMENT

Property Tax	\$2,881 (2025)
Assessed Value	\$279,900
Previous Assessed	\$279,900
Assessor Market Value	\$279,900

PROPERTY FACTS

Property Type	Single Family Residential
County	Garrard
Lot (acres)	1.00
Garage	Garage, Attached

CLIMATE RISK

1 FLOOD	29 WILDFIRE	86 HEAT	91 STORM	22 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 29, 2020	Resale	Deed	\$269,900		
Jan 10, 2013	Resale	Warranty Deed	\$15,000		
Nov 21, 2011	Resale	Deed	\$15,000		
Sep 6, 2006	Resale	Deed	\$23,000		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Camp Dick Robinson Elementary School	Elementary	PK–5	4.5 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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