

Single Family Residential

RESIDENTIAL

72 RIVER RUN DR

LANCASTER, KY 40444

\$605,627 TopHap Estimate · confidence 84 · as of Jul 14, 2026

3.4 ac
LOT SIZE

1
STORIES

VALUATION

\$606K

\$507K low

\$704K high

Last Sale

\$470,000 · Dec 1, 2020

Est. Owner Equity

\$605,627

TAX & ASSESSMENT

Property Tax	\$4,332 (2025)
Assessed Value	\$470,000
Previous Assessed	\$470,000
Assessor Market Value	\$470,000

PROPERTY FACTS

Property Type	Single Family Residential
County	Garrard
Lot (acres)	3.40
Garage	Garage, Basement

CLIMATE RISK

56 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
Nov 24, 2020	Resale	Warranty Deed	\$470,000		
Nov 24, 2020	Resale	Special Warranty Deed	\$470,000		
Aug 27, 2018	Resale	Deed	\$375,600		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Camp Dick Robinson Elementary School	Elementary	PK–5	4.6 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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