

Single Family Residence **RESIDENTIAL**

744 RIVER HILL DR

RICHMOND, KY 40475

\$864,258 TopHap Estimate · \$308 / ft² · confidence 85 · as of Jul 14, 2026

3

BEDS

2.5

BATHS

2,802 ft²

LIVING AREA

89.26 ac

LOT SIZE

1

STORIES

4

PARKING

VALUATION

\$864K

\$739K low

\$990K high

Last Sale

\$765,000 · Aug 30, 2021

Est. Owner Equity

\$449,258

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax

\$4,451 (2025)

Assessed Value

\$472,000

Assessor Market Value

\$472,000

PROPERTY FACTS

Property Type	Single Family Residence
County	MADISON
Lot (acres)	89.26
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

100 FLOOD	29 WILDFIRE	84 HEAT	90 STORM	22 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 24, 2025	Financing	Intrafamily Transfer			
Aug 26, 2021	Resale	Deed	\$765,000	\$273	\$415K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Boonesborough Elementary School	Elementary	PK–5	2.8 mi
B. Michael Caudill Middle School	Middle	6–8	7.8 mi
Madison Central High School	High	9–12	8.9 mi

District: Madison 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 40475

97 CRIME INDEX	154 AIR POLLUTION	68,654 POPULATION	\$68K MEDIAN IN-COME	55°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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