

Single Family Residence

RESIDENTIAL

772 RIVER HILL DR

RICHMOND, KY 40475

\$755,157 TopHap Estimate · \$212 / ft² · confidence 91 · as of Jul 14, 2026

3,558 ft²

LIVING AREA

65 ac

LOT SIZE

2014

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$755K

\$688K low

\$822K high

Last Sale

\$175,500 · May 17, 2013

Est. Owner Equity

\$755,157

TAX & ASSESSMENT

Property Tax	\$4,706 (2025)
Assessed Value	\$499,000
Previous Assessed	\$499,000
Assessor Market Value	\$499,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Madison
Lot (acres)	65.00
Garage	Garage, Attached

CLIMATE RISK

74 FLOOD	29 WILDFIRE	85 HEAT	90 STORM	22 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Boonesborough Elementary School	Elementary	PK–5	3.0 mi
B. Michael Caudill Middle School	Middle	6–8	7.9 mi
Madison Central High School	High	9–12	9.1 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