

Single Family Residence

**RESIDENTIAL**

# 601 RIVER HILL DR

RICHMOND, KY 40475

**\$336,809** TopHap Estimate · \$374 / ft² · confidence 48 · as of Jul 14, 2026



**3**

BEDS

**1**

BATHS

**900 ft²**

LIVING AREA

**7.32 ac**

LOT SIZE

**1**

STORIES

## VALUATION

**\$337K**

\$161K low

\$512K high

Last Sale

**\$45,000 · Sep 21, 1992**

Est. Owner Equity

**\$336,809**

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$246 (2025) |
| Assessed Value        | \$75,200     |
| Previous Assessed     | \$75,200     |
| Assessor Market Value | \$75,200     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Madison                 |
| Lot (acres)   | 7.32                    |
| Foundation    | Block (Unspecified)     |
| Roof          | Metal                   |
| Heating       | Heat Pump               |
| Cooling       | Central                 |
| Fireplace     | Yes                     |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Boonesborough Elementary School  | Elementary | PK–5   | 2.4 mi   |
| B. Michael Caudill Middle School | Middle     | 6–8    | 7.1 mi   |
| Madison Central High School      | High       | 9–12   | 8.3 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**

|                          |                             |                             |                                    |                         |                        |
|--------------------------|-----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|
| <b>97</b><br>CRIME INDEX | <b>154</b><br>AIR POLLUTION | <b>68,654</b><br>POPULATION | <b>\$68K</b><br>MEDIAN IN-<br>COME | <b>55°F</b><br>AVG TEMP | <b>55%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|