

Single Family Residence **RESIDENTIAL**

821 RIVER HILL DR

RICHMOND, KY 40475

\$213,264 TopHap Estimate · \$180 / ft² · confidence 95 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,188 ft²
LIVING AREA

2.75 ac
LOT SIZE

2
STORIES

2
PARKING

VALUATION

\$213K

\$202K low

\$224K high

Last Sale

\$131,000 · Jun 22, 2006

Est. Owner Equity

\$82,264

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$885 (2025)
Assessed Value	\$143,000
Previous Assessed	\$143,000
Assessor Market Value	\$143,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Madison
Lot (acres)	2.75
Construction	Frame (Unspecified)
Foundation	Block (Unspecified)
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 2, 2006	Resale	Deed	\$131,000	\$110	\$26K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Boonesborough Elementary School	Elementary	PK–5	3.2 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
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