

Single Family Residence

RESIDENTIAL

851 RIVER HILL DR

RICHMOND, KY 40475

\$317,030 TopHap Estimate · \$215 / ft² · confidence 69 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,472 ft²

LIVING AREA

3.08 ac

LOT SIZE

2

STORIES

VALUATION

\$317K

\$219K low

\$415K high

Last Sale

\$90,500 · Sep 29, 1998

Est. Owner Equity

\$269,030

Loan-to-Value

15%

TAX & ASSESSMENT

Property Tax	\$1,058 (2025)
Assessed Value	\$112,200
Previous Assessed	\$112,200
Assessor Market Value	\$112,200

PROPERTY FACTS

Property Type	Single Family Residence
County	Madison
Lot (acres)	3.08
Construction	Frame (Unspecified)
Foundation	Block (Unspecified)
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Central
Fireplace	Yes

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Boonesborough Elementary School	Elementary	PK–5	3.2 mi
B. Michael Caudill Middle School	Middle	6–8	8.1 mi
Madison Central High School	High	9–12	9.2 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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