

Single Family Residence **RESIDENTIAL**

881 RIVER HILL DR

RICHMOND, KY 40475

\$437,809 TopHap Estimate · \$160 / ft² · confidence 94 · as of Jul 14, 2026

3

BEDS

2

BATHS

2,741 ft²

LIVING AREA

2.1 ac

LOT SIZE

2

STORIES

2

PARKING

VALUATION

\$438K

\$410K low

\$466K high

Last Sale

\$20,000 · Dec 16, 2002

Est. Owner Equity

\$270,309

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax

\$1,762 (2025)

Assessed Value

\$236,000

Previous Assessed

\$236,000

Assessor Market Value

\$236,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Madison
Lot (acres)	2.10
Construction	Frame (Unspecified)
Foundation	Block (Unspecified)
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Central
Garage	Garage, Attached

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Boonesborough Elementary School	Elementary	PK–5	3.3 mi
B. Michael Caudill Middle School	Middle	6–8	8.2 mi
Madison Central High School	High	9–12	9.3 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

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