

Single Family Residence **RESIDENTIAL**

890 RIVER HILL DR

RICHMOND, KY 40475

\$160,594 TopHap Estimate · \$97 / ft² · confidence 91 · as of Jul 14, 2026



2
BEDS

1
BATHS

1,650 ft²
LIVING AREA

12.92 ac
LOT SIZE

VALUATION

\$161K

\$146K low

\$176K high

Last Sale

\$97,000 · Jun 11, 2020

Est. Owner Equity

\$160,594

TAX & ASSESSMENT

Property Tax	\$566 (2025)
Assessed Value	\$60,000
Previous Assessed	\$60,000
Assessor Market Value	\$60,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	A-Frame
County	Madison
Lot (acres)	12.92
Construction	Frame (Unspecified)
Foundation	Block (Unspecified)
Roof	Metal
Heating	Heat Pump
Cooling	Central
Fireplace	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 4, 2020	Resale	Deed	\$97,000	\$59	
Aug 28, 2006	Resale	Special Warranty Deed	\$94,000	\$57	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Boonesborough Elementary School	Elementary	PK–5	3.4 mi
B. Michael Caudill Middle School	Middle	6–8	8.3 mi
Madison Central High School	High	9–12	9.5 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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