

Single Family Residence **RESIDENTIAL**

748 RIVER HILL DR

RICHMOND, KY 40475

\$450,068 TopHap Estimate · \$190 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,368 ft²

LIVING AREA

1.77 ac

LOT SIZE

1

STORIES

2

PARKING

VALUATION

\$450K

\$392K low

\$508K high

Est. Owner Equity

\$159,568

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$1,956 (2025)
Assessed Value	\$256,500
Previous Assessed	\$256,500
Assessor Market Value	\$256,500

PROPERTY FACTS

Property Type	Single Family Residence
County	Madison
Lot (acres)	1.77
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
Jan 12, 2021	Financing	Intrafamily Transfer			
Oct 25, 2018	Financing	Intrafamily Transfer			\$180K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Boonesborough Elementary School	Elementary	PK–5	2.9 mi
B. Michael Caudill Middle School	Middle	6–8	7.7 mi
Madison Central High School	High	9–12	8.9 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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