

Residential (General/Single) **RESIDENTIAL**

881 RIVER HILL DR

RICHMOND, KY 40475

\$74,361 TopHap Estimate · confidence 75 · as of Jul 14, 2026

9.56 ac
LOT SIZE

VALUATION

\$74K

\$56K low

\$93K high

Last Sale	\$25,000 · Sep 29, 2005
Est. Owner Equity	\$44,361
Loan-to-Value	39%

TAX & ASSESSMENT

Property Tax	\$236 (2025)
Assessed Value	\$25,000
Previous Assessed	\$25,000
Assessor Market Value	\$25,000

PROPERTY FACTS

Property Type	Residential (General/Single)
County	Madison
Lot (acres)	9.56

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 29, 2005	Resale	Deed	\$25,000		
Aug 25, 2005	Resale	Deed	\$6,000		

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	9.3 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