

Single Family Residence **RESIDENTIAL**

850 RIVER HILL DR

RICHMOND, KY 40475

\$344,106 TopHap Estimate · \$223 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,540 ft²

LIVING AREA

4 ac

LOT SIZE

1

STORIES

1

PARKING

VALUATION

\$344K

\$317K low

\$371K high

Last Sale

\$154,000 · Sep 16, 2014

Est. Owner Equity

\$101,106

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$1,630 (2025)
Assessed Value	\$172,900
Previous Assessed	\$172,900
Assessor Market Value	\$172,900

PROPERTY FACTS

Property Type	Single Family Residence
County	Madison
Lot (acres)	4.00
Construction	Frame (Unspecified)
Foundation	Block (Unspecified)
Roof	Metal
Heating	Heat Pump
Cooling	Central
Fireplace	Yes
Garage	Garage, Basement

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 28, 2006	Resale	Deed	\$243,000	\$158	\$243K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Boonesborough Elementary School	Elementary	PK–5	3.2 mi
B. Michael Caudill Middle School	Middle	6–8	8.0 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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