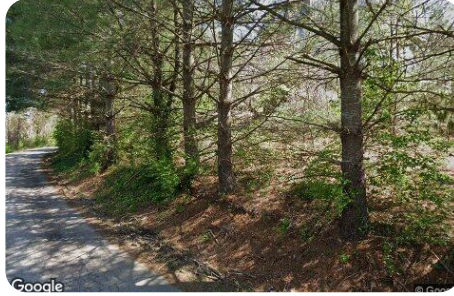


Single Family Residence **RESIDENTIAL**

820 RIVER HILL DR

RICHMOND, KY 40475

\$438,826 TopHap Estimate · \$1,097 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3

BATHS

400 ft²

LIVING AREA

2 ac

LOT SIZE

10

ROOMS

3

PARKING

VALUATION

\$439K

\$415K low

\$463K high

Last Sale

\$230,000 · Apr 6, 2012

Est. Owner Equity

\$438,826

TAX & ASSESSMENT

Property Tax	\$2,320 (2025)
Assessed Value	\$246,000
Previous Assessed	\$246,000
Assessor Market Value	\$246,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	A-Frame
County	Madison
Lot (acres)	2.00
Construction	Frame (Unspecified)
Foundation	Block (Unspecified)
Roof	Metal
Heating	Heat Pump
Cooling	Central
Fireplace	Yes
Garage	Garage, Basement

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Boonesborough Elementary School	Elementary	PK–5	3.1 mi
B. Michael Caudill Middle School	Middle	6–8	7.9 mi
Madison Central High School	High	9–12	9.0 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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