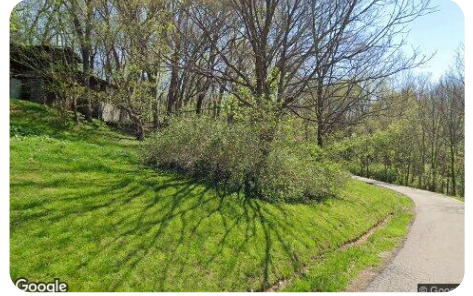


Single Family Residence **RESIDENTIAL**

780 RIVER HILL DR

RICHMOND, KY 40475

\$348,271 TopHap Estimate · \$151 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,304 ft²

LIVING AREA

2 ac

LOT SIZE

1

STORIES

2

PARKING

VALUATION

\$348K

\$313K low

\$384K high

Last Sale

\$6,600 · Mar 13, 1987

Est. Owner Equity

\$217,271

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$1,168 (2025)
Assessed Value	\$173,000
Previous Assessed	\$173,000
Assessor Market Value	\$173,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Madison
Lot (acres)	2.00
Construction	Frame (Unspecified)
Foundation	Block (Unspecified)
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Central
Garage	Garage, Attached

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Boonesborough Elementary School	Elementary	PK–5	3.1 mi
B. Michael Caudill Middle School	Middle	6–8	7.8 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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