

Single Family Residence **RESIDENTIAL**

760 RIVER HILL DR

RICHMOND, KY 40475

\$478,790 TopHap Estimate · \$236 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,031 ft²

LIVING AREA

3.57 ac

LOT SIZE

1

STORIES

9

ROOMS

2

PARKING

VALUATION

\$479K

\$461K low

\$497K high

Last Sale

\$380,000 · Jun 9, 2022

Est. Owner Equity

\$177,040

Loan-to-Value

62%

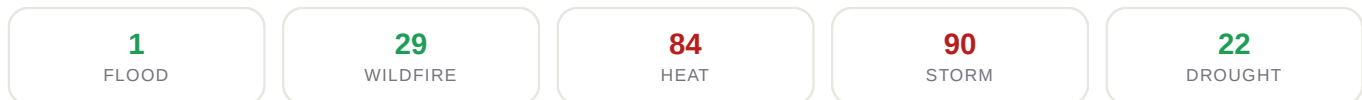
TAX & ASSESSMENT

Property Tax	\$3,450 (2025)
Assessed Value	\$415,000
Previous Assessed	\$415,000
Assessor Market Value	\$415,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Madison
Lot (acres)	3.57
Construction	Frame (Unspecified)
Foundation	Block (Unspecified)
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 3, 2022	Resale	Deed	\$380,000	\$187	\$302K

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	8.8 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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