

Single Family Residence **RESIDENTIAL**

174 RUTHS CT

FALMOUTH, KY 41040

\$302,891 TopHap Estimate · \$173 / ft² · confidence 88 · as of Jul 14, 2026

1,754 ft²
LIVING AREA

3.85 ac
LOT SIZE

2003
YEAR BUILT

2
PARKING

VALUATION

\$303K

\$267K low

\$339K high

Last Sale

\$170,000 · May 21, 2016

Est. Owner Equity

\$112,724

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax

\$3,257 (2025)

Assessed Value

\$262,000

Previous Assessed

\$181,000

Assessor Market Value

\$262,000

PROPERTY FACTS

Property Type	Single Family Residence
County	PENDLETON
Lot (acres)	3.85
Roof	Composition Shingle
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 17, 2016	Resale	Deed	\$170,000	\$97	\$167K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Southern Elementary School	Elementary	PK–5	3.1 mi
Pendleton County High School	High	9–12	4.6 mi
Phillip Sharp Middle School	Middle	6–8	8.1 mi

District: Pendleton 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 41040

137 CRIME INDEX	197 AIR POLLUTION	7,288 POPULATION	\$50K MEDIAN IN-COME	54°F AVG TEMP	55% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy

Owner occupied