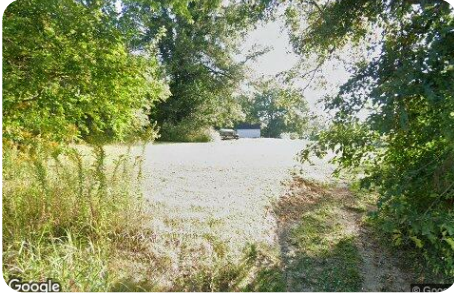


Single Family Residence **RESIDENTIAL**

7856 STATE ROUTE 416 W

ROBARDS, KY 42452

\$95,057 TopHap Estimate · \$41 / ft² · confidence 68 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,338 ft²

LIVING AREA

1.1 ac

LOT SIZE

1913

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$95K

\$65K low

\$125K high

Last Sale

\$84,500 · Dec 26, 2019

Est. Owner Equity

\$0

Loan-to-Value

129%

TAX & ASSESSMENT

Property Tax	\$992 (2025)
Assessed Value	\$84,500
Previous Assessed	\$84,500
Assessor Market Value	\$84,500

PROPERTY FACTS

Property Type	Single Family Residence
County	Henderson
Lot (acres)	1.10
Construction	Wood (Unspecified)
Foundation	Stone (Unspecified)
Roof	Composition Shingle
Cooling	Central

Porch · 491 ft²

CLIMATE RISK

1
FLOOD

30
WILDFIRE

90
HEAT

86
STORM

20
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 8, 2022	Financing	Intrafamily Transfer			
Jun 11, 2021	Financing	Intrafamily Transfer			\$126K
Dec 20, 2019	Resale	Deed	\$84,500	\$36	\$103K
Jul 28, 2006	Non-arms-length	Commissioners Deed	\$60,000	\$26	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Niagara Elementary School	Elementary	KG–5	4.6 mi
Henderson County High School	High	9–12	10.6 mi
Henderson County South Middle School	Middle	6–8	10.8 mi

District: Henderson 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 42452

89 CRIME INDEX	89 AIR POLLUTION	2,576 POPULATION	\$77K MEDIAN IN-COME	57°F AVG TEMP	55% SUNSHINE
-------------------	---------------------	---------------------	-------------------------	------------------	-----------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------