

Single Family Residence **RESIDENTIAL**

5596 ROBARDS BUSBY STATION RD

ROBARDS, KY 42452

\$31,723 TopHap Estimate · \$38 / ft² · confidence 58 · as of Jul 14, 2026



2

BEDS

1

BATHS

840 ft²

LIVING AREA

0.44 ac

LOT SIZE

1

STORIES

4

ROOMS

2

PARKING

VALUATION

\$32K

\$18K low

\$45K high

Last Sale

\$23,000 · Jun 27, 2005

Est. Owner Equity

\$31,723

TAX & ASSESSMENT

Property Tax	\$388 (2025)
Assessed Value	\$30,000
Previous Assessed	\$30,000
Assessor Market Value	\$30,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Henderson
Lot (acres)	0.44
Construction	Wood (Unspecified)
Foundation	Stone (Unspecified)
Roof	Composition Shingle
Cooling	Central
Garage	Garage, Detached

Porch · 220 ft²

CLIMATE RISK

1 FLOOD	30 WILDFIRE	90 HEAT	86 STORM	20 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

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	10.7 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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