

Single Family Residence **RESIDENTIAL**

6709 STATE ROUTE 416 W

ROBARDS, KY 42452

\$109,484 TopHap Estimate · \$94 / ft² · confidence 79 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,161 ft²

LIVING AREA

5.01 ac

LOT SIZE

1920

YEAR BUILT

1

STORIES

4

ROOMS

VALUATION

\$109K

\$86K low

\$132K high

Est. Owner Equity

\$0

Loan-to-Value

293%

TAX & ASSESSMENT

Property Tax	\$776 (2025)
Assessed Value	\$65,000
Previous Assessed	\$65,000
Assessor Market Value	\$65,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Henderson
Lot (acres)	5.01
Construction	Wood (Unspecified)
Foundation	Block (Unspecified)
Roof	Metal
Heating	Forced Air
Cooling	Wall Unit
Fireplace	Yes

Deck · 240 ft²

Porch · 344 ft²

CLIMATE RISK

1

FLOOD

35

WILDFIRE

90

HEAT

85

STORM

20

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 15, 2020	Financing	Intrafamily Transfer			
Dec 13, 2011	Financing	Intrafamily Transfer			
Jul 24, 2007	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Niagara Elementary School	Elementary	KG–5	3.3 mi
Henderson County High School	High	9–12	9.8 mi
Henderson County South Middle School	Middle	6–8	10.1 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
-----------	-----------------------