

Single Family Residence **RESIDENTIAL**

6860 STATE ROUTE 416 W

ROBARDS, KY 42452

\$172,810 TopHap Estimate · \$138 / ft² · confidence 92 · as of Jul 14, 2026



3
BEDS

1
BATHS

1,248 ft²
LIVING AREA

0.48 ac
LOT SIZE

1999
YEAR BUILT

1
STORIES

5
ROOMS

1
PARKING

VALUATION

\$173K

\$160K low

\$186K high

Last Sale

\$171,000 · May 14, 2025

Est. Owner Equity

\$6,940

Loan-to-Value

96%

TAX & ASSESSMENT

Property Tax	\$1,795 (2025)
Assessed Value	\$156,900
Previous Assessed	\$156,900
Assessor Market Value	\$156,900

PROPERTY FACTS

Property Type	Single Family Residence
County	Henderson
Lot (acres)	0.48
Construction	Wood (Unspecified)
Foundation	Block (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached

Porch · 52 ft²

CLIMATE RISK

1
FLOOD

34
WILDFIRE

90
HEAT

87
STORM

20
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 9, 2025	Resale	Deed	\$171,000	\$137	\$166K
Jun 14, 2022	Resale	Deed	\$156,900	\$126	\$158K
Jan 4, 2022	Financing	Intrafamily Transfer			\$93K
Mar 10, 2014	Resale	Deed	\$98,500	\$79	\$101K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Niagara Elementary School	Elementary	KG–5	3.5 mi
Henderson County High School	High	9–12	10.0 mi
Henderson County South Middle School	Middle	6–8	10.3 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	Owner occupied
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