

Single Family Residence **RESIDENTIAL**

# 6551 STATE ROUTE 416 W

ROBARDS, KY 42452

**\$93,121** TopHap Estimate · \$70 / ft<sup>2</sup> · confidence 66 · as of Jul 14, 2026



**3**

BEDS

**1**

BATHS

**1,325 ft<sup>2</sup>**

LIVING AREA

**0.88 ac**

LOT SIZE

**1968**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**1**

PARKING

## VALUATION

**\$93K**

\$62K low

\$124K high

Est. Owner Equity

**\$93,121**

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$676 (2025) |
| Assessed Value        | \$56,000     |
| Previous Assessed     | \$56,000     |
| Assessor Market Value | \$56,000     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Henderson               |
| Lot (acres)   | 0.88                    |
| Construction  | Wood (Unspecified)      |
| Foundation    | Block (Unspecified)     |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Cooling       | Wall Unit               |
| Garage        | Garage, Attached        |

Porch · 68 ft²

## CLIMATE RISK

1  
FLOOD

33  
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 |
|-------------|-----------|----------------------|-------|--------|------|
| Jul 6, 2020 | Financing | Intrafamily Transfer |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                               | LEVEL      | GRADES | DISTANCE |
|--------------------------------------|------------|--------|----------|
| Niagara Elementary School            | Elementary | KG–5   | 3.2 mi   |
| Henderson County High School         | High       | 9–12   | 9.8 mi   |
| Henderson County South Middle School | Middle     | 6–8    | 10.2 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

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

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|