

Single Family Residence **RESIDENTIAL**

3049 RIVER RUN TRL

LEXINGTON, KY 40511

\$303,149 TopHap Estimate · \$194 / ft² · confidence 98 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,565 ft²
LIVING AREA

0.1 ac
LOT SIZE

2005
YEAR BUILT

2
STORIES

6
ROOMS

1
PARKING

VALUATION

\$303K

\$297K low

\$309K high

Last Sale

\$136,400 · Oct 31, 2013

Est. Owner Equity

\$180,389

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$2,451 (2025)
Assessed Value	\$198,200
Previous Assessed	\$198,200
Assessor Market Value	\$198,200

PROPERTY FACTS

Property Type	Single Family Residence
County	Fayette
Lot (acres)	0.10
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 144 ft²

Patio · 80 ft²

CLIMATE RISK

1 FLOOD	20 WILDFIRE	84 HEAT	89 STORM	22 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 21, 2023	Quitclaim	Quit Claim Transfer			
Sep 22, 2023	Financing	Intrafamily Transfer			
Oct 31, 2013	Resale	Deed	\$136,400	\$87	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sandersville Elementary School	Elementary	KG–5	0.4 mi
Leestown Middle School	Middle	6–8	2.6 mi
Bryan Station High School	High	9–12	5.4 mi

District: Fayette 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 40511

81 CRIME INDEX	171 AIR POLLUTION	37,818 POPULATION	\$77K MEDIAN IN-COME	55°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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