

Single Family Residence

RESIDENTIAL

3053 RIVER RUN TRL

LEXINGTON, KY 40511

\$282,822 TopHap Estimate · \$217 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,301 ft²

LIVING AREA

0.1 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

7

ROOMS

1

PARKING

VALUATION

\$283K

\$277K low

\$289K high

Last Sale

\$202,000 · Jun 8, 2022

Est. Owner Equity

\$87,622

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$2,498 (2025)
Assessed Value	\$202,000
Previous Assessed	\$202,000
Assessor Market Value	\$202,000

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

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
Jun 8, 2022	Resale	Deed	\$202,000	\$155	\$195K
Jun 19, 2012	Non-arms-length	Deed	\$114,500	\$88	
Dec 7, 2011	Resale	Deed	\$114,500	\$88	

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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