

Single Family Residence **RESIDENTIAL**

3056 RIVER RUN TRL

LEXINGTON, KY 40511

\$283,755 TopHap Estimate · \$225 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,260 ft²

LIVING AREA

0.1 ac

LOT SIZE

2005

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$284K

\$275K low

\$292K high

Last Sale

\$119,900 · Sep 18, 2009

Est. Owner Equity

\$166,755

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$2,102 (2025)
Assessed Value	\$170,000
Previous Assessed	\$170,000
Assessor Market Value	\$170,000

PROPERTY FACTS

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

Patio · 120 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
Aug 2, 2013	Non-arms-length	Deed	\$117,000	\$93	
Sep 18, 2009	Resale	Deed	\$119,900	\$95	

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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