

Single Family Residence **RESIDENTIAL**

3060 RIVER RUN TRL

LEXINGTON, KY 40511

\$270,830 TopHap Estimate · \$222 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,222 ft²

LIVING AREA

0.1 ac

LOT SIZE

2005

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$271K

\$262K low

\$280K high

Last Sale

\$117,084 · Oct 18, 2005

Est. Owner Equity

\$181,977

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$2,027 (2025)
Assessed Value	\$163,900
Previous Assessed	\$163,900
Assessor Market Value	\$163,900

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

Patio · 80 ft²

CLIMATE RISK

1
FLOOD

20
WILDFIRE

84
HEAT

89
STORM

22
DROUGHT

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

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
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------