

Single Family Residence **RESIDENTIAL**

3069 RIVER RUN TRL

LEXINGTON, KY 40511

\$284,307 TopHap Estimate · \$226 / ft² · confidence 98 · 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

\$278K low

\$291K high

Last Sale

\$164,000 · Apr 10, 2019

Est. Owner Equity

\$123,349

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$2,190 (2025)
Assessed Value	\$177,100
Previous Assessed	\$177,100
Assessor Market Value	\$177,100

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

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 10, 2019	Resale	Deed	\$164,000	\$130	
Nov 7, 2014	Resale	Deed	\$119,000	\$94	
Jul 20, 2009	Resale	Deed	\$121,900	\$97	

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	Owner occupied
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