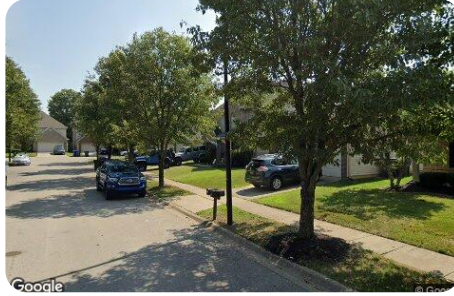


Single Family Residence **RESIDENTIAL**

3012 RIVER RUN TRL

LEXINGTON, KY 40511

\$279,365 TopHap Estimate · \$222 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,260 ft²

LIVING AREA

0.11 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$279K

\$264K low

\$294K high

Last Sale

\$145,000 · Jun 30, 2017

Est. Owner Equity

\$141,615

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$1,523 (2025)
Assessed Value	\$172,300
Previous Assessed	\$172,300
Assessor Market Value	\$172,300

PROPERTY FACTS

Property Type	Single Family Residence
County	Fayette
Lot (acres)	0.11
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 80 ft²

CLIMATE RISK

10
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
Jun 30, 2017	Resale	Deed	\$145,000	\$115	
Apr 27, 2009	Resale	Deed	\$120,500	\$96	
Apr 27, 2009	Resale	Deed	\$120,500	\$96	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sandersville Elementary School	Elementary	KG–5	0.3 mi
Leestown Middle School	Middle	6–8	2.5 mi
Bryan Station High School	High	9–12	5.3 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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