

Single Family Residence **RESIDENTIAL**

3017 RIVER RUN TRL

LEXINGTON, KY 40511

\$270,721 TopHap Estimate · \$222 / ft² · confidence 97 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,222 ft²
LIVING AREA

0.1 ac
LOT SIZE

2004
YEAR BUILT

1
STORIES

6
ROOMS

1
PARKING

VALUATION

\$271K

\$264K low

\$278K high

Last Sale

\$119,000 · Aug 19, 2016

Est. Owner Equity

\$270,721

TAX & ASSESSMENT

Property Tax	\$1,933 (2025)
Assessed Value	\$156,300
Previous Assessed	\$156,300
Assessor Market Value	\$156,300

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 · 168 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 19, 2016	Resale	Deed	\$119,000	\$97	
Aug 19, 2016	Resale	Deed	\$119,000	\$97	
Aug 28, 2013	Resale	Deed	\$112,800	\$92	

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	5.3 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	Absentee owner
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