

Single Family Residence **RESIDENTIAL**

3025 RIVER RUN TRL

LEXINGTON, KY 40511

\$317,713 TopHap Estimate · \$180 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,763 ft²

LIVING AREA

0.1 ac

LOT SIZE

2004

YEAR BUILT

2

STORIES

6

ROOMS

1

PARKING

VALUATION

\$318K

\$308K low

\$327K high

Last Sale

\$178,000 · Aug 27, 2018

Est. Owner Equity

\$180,713

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$2,429 (2025)
Assessed Value	\$196,400
Previous Assessed	\$196,400
Assessor Market Value	\$196,400

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 27, 2018	Resale	Deed	\$178,000	\$101	\$134K
Jun 29, 2016	Resale	Deed	\$166,000	\$94	\$163K
Jun 4, 2014	Resale	Deed	\$102,000	\$58	\$86K
Oct 22, 2013	Non-arms-length	Foreclosure	\$115,000	\$65	

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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