

Single Family Residence **RESIDENTIAL**

48 RATCLIFF RIDGE RD

ALEXANDER, NC 28701

\$522,234 TopHap Estimate · \$272 / ft² · confidence 88 · as of Jul 14, 2026

2
BEDS

2
BATHS

1,920 ft²
LIVING AREA

5.09 ac
LOT SIZE

1985
YEAR BUILT

1
STORIES

VALUATION

\$522K

\$462K low

\$583K high

Est. Owner Equity

\$522,234

TAX & ASSESSMENT

Property Tax	\$2,509 (2025)
Assessed Value	\$360,200
Assessor Market Value	\$360,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Buncombe
Lot (acres)	5.09
Roof	Composition Shingle
Heating	Yes
Cooling	None
Fireplace	Yes
Garage	Garage, Basement

Deck · 40 ft²

Porch · 280 ft²

CLIMATE RISK

1 FLOOD	36 WILDFIRE	82 HEAT	85 STORM	51 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Clyde A. Erwin High School	High	9–12	2.7 mi
C.A. Erwin Middle School	Middle	7–8	2.8 mi
West Buncombe Elementary School	Elementary	KG–4	3.0 mi

District: Buncombe County Schools

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 28701

89 CRIME INDEX	96 AIR POLLUTION	4,616 POPULATION	\$74K MEDIAN IN-COME	56°F AVG TEMP	59% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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