

Single Family Residence

RESIDENTIAL

3101 RATCHFORD DR

GASTONIA, NC 28056

\$130,029 TopHap Estimate · \$130 / ft² · confidence 62 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,000 ft²

LIVING AREA

0.32 ac

LOT SIZE

1970

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$130K

\$80K low

\$180K high

Last Sale

\$56,000 · Jul 21, 2010

Est. Owner Equity

\$71,998

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$818 (2025)
Assessed Value	\$114,590
Previous Assessed	\$112,540

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Gaston
Lot (acres)	0.32
Foundation	Footing
Roof	Shingle
Heating	Electric
Pool	No

Porch · 240 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 20, 2010	Resale	Warranty Deed	\$56,000	\$56	\$58K
Nov 28, 2007	Resale	Grant Deed	\$26,000	\$26	
May 30, 2007	Non-arms-length	Grant Deed	\$74,500	\$75	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Forestview High School	High	9–12	2.4 mi
W. A. Bess Elementary School	Elementary	PK–5	2.5 mi
Cramerton Middle School	Middle	6–8	4.2 mi

District: Gaston 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 28056

83 CRIME INDEX	97 AIR POLLUTION	39,962 POPULATION	\$86K MEDIAN IN-COME	60°F AVG TEMP	63% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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