

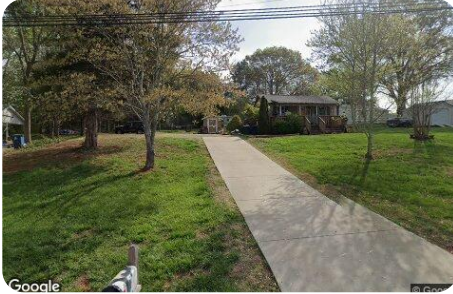
Rural Residence

**RESIDENTIAL**

# 5801 ROCKY RIVER RD

CONCORD, NC 28025

**\$167,513** TopHap Estimate · \$205 / ft<sup>2</sup> · confidence 68 · as of Jul 14, 2026



**1**

BEDS

**1**

BATHS

**816 ft<sup>2</sup>**

LIVING AREA

**0.46 ac**

LOT SIZE

**1935**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$168K**

\$115K low

\$220K high

Last Sale

**\$147,000 · Jan 12, 2022**

Est. Owner Equity

**\$23,176**

Loan-to-Value

**87%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,111 (2025) |
| Assessed Value        | \$158,450      |
| Previous Assessed     | \$158,450      |
| Assessor Market Value | \$158,450      |

## PROPERTY FACTS

|               |                     |
|---------------|---------------------|
| Property Type | Rural Residence     |
| County        | Cabarrus            |
| Lot (acres)   | 0.46                |
| Foundation    | Footing             |
| Roof          | Composition Shingle |
| Heating       | Forced Air          |
| Cooling       | None                |
| Fireplace     | Yes                 |
| Garage        | No Garage           |
| Pool          | No                  |

Deck · 72 ft²

Patio · 72 ft²

Porch · 95 ft²

## CLIMATE RISK

**1**  
FLOOD

**11**  
WILDFIRE

**86**  
HEAT

**75**  
STORM

**68**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Jan 10, 2022 | Resale | Warranty Deed | \$147,000 | \$180  | \$144K |
| Dec 1, 2017  | Resale | Warranty Deed | \$93,000  | \$114  | \$90K  |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Rocky River Elementary School    | Elementary | PK–5   | 0.5 mi   |
| Central Cabarrus High School     | High       | 9–12   | 1.9 mi   |
| C. C. Griffin STEM Middle School | Middle     | 6–8    | 1.9 mi   |

District: Cabarrus 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 28025

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>103</b><br>CRIME INDEX | <b>88</b><br>AIR POLLUTION | <b>64,954</b><br>POPULATION | <b>\$77K</b><br>MEDIAN IN-COME | <b>60°F</b><br>AVG TEMP | <b>63%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|