

Single Family Residence **RESIDENTIAL**

# 2809 RUFUS RATCHFORD RD

GASTONIA, NC 28056

**\$363,110** TopHap Estimate · \$200 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**1,816 ft<sup>2</sup>**

LIVING AREA

**0.66 ac**

LOT SIZE

**1978**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

## VALUATION

**\$363K**

\$337K low

\$389K high

Est. Owner Equity

**\$156,989**

Loan-to-Value

**59%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$1,964 (2025) |
| Assessed Value    | \$275,100      |
| Previous Assessed | \$275,100      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | Gaston                  |
| Lot (acres)   | 0.66                    |
| Foundation    | Footing                 |
| Roof          | Shingle                 |
| Heating       | Forced Air              |
| Cooling       | Yes                     |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-------|--------------------|--------|
| Oct 12, 2019 | Quitclaim | Quit Claim Transfer  |       |                    |        |
| Sep 12, 2017 | Financing | Intrafamily Transfer |       |                    | \$141K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Forestview High School       | High       | 9–12   | 3.5 mi   |
| W. A. Bess Elementary School | Elementary | PK–5   | 3.6 mi   |
| Cramerton Middle School      | Middle     | 6–8    | 4.4 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>83</b><br>CRIME INDEX | <b>97</b><br>AIR POLLUTION | <b>39,962</b><br>POPULATION | <b>\$86K</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 | <b>Owner occupied</b> |
|-----------|-----------------------|