

Rural Residence

RESIDENTIAL

9654 LOWER ROCKY RIVER RD

CONCORD, NC 28025

\$522,659 TopHap Estimate · \$232 / ft² · confidence 94 · as of Jul 14, 2026

4

BEDS

2

BATHS

2,256 ft²

LIVING AREA

6.7 ac

LOT SIZE

1984

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$523K

\$490K low

\$556K high

Last Sale

\$460,000 · Jan 10, 2023

Est. Owner Equity

\$372,659

Loan-to-Value

29%

TAX & ASSESSMENT

Property Tax

\$3,311 (2025)

Assessed Value

\$456,080

Previous Assessed

\$456,080

Assessor Market Value

\$456,080

PROPERTY FACTS

Property Type	Rural Residence
County	Cabarrus
Lot (acres)	6.70
Foundation	Footing
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Mixed
Pool	Pool, Plastic/Vinyl Lined

Deck · 250 ft²

Shed · 80 ft²

Patio · 251 ft²

Porch · 600 ft²

CLIMATE RISK

1 FLOOD	14 WILDFIRE	86 HEAT	77 STORM	68 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 10, 2023	Resale	Warranty Deed	\$460,000	\$204	\$150K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
C. C. Griffin STEM Middle School	Middle	6–8	1.8 mi
Patriots STEM Elementary School	Elementary	KG–5	1.9 mi
Hickory Ridge High School	High	9–12	2.9 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

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

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

|
 OWNERSHIP

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