

Single Family Residence

RESIDENTIAL

45 ROCKY RIDGE RD

ASHEVILLE, NC 28806

\$489,063 TopHap Estimate · \$412 / ft² · confidence 80 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,188 ft²

LIVING AREA

5 ac

LOT SIZE

1945

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$489K

\$390K low

\$588K high

Last Sale

\$400,000 · Jan 30, 2018

Est. Owner Equity

\$169,063

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$1,632 (2025)
Assessed Value	\$239,400
Previous Assessed	\$239,400
Assessor Market Value	\$239,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Buncombe
Lot (acres)	5.00
Foundation	Pier/Post & Beam
Roof	Composition Shingle
Heating	Yes
Cooling	None
Pool	No

Deck · 416 ft²

Patio · 416 ft²

Porch · 21 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 30, 2018	Resale	Warranty Deed	\$400,000	\$337	\$320K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sand Hill-Venable Elementary School	Elementary	PK–4	2.2 mi
Enka High School	High	9–12	3.3 mi
Enka Middle School	Middle	7–8	3.4 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 28806

107 CRIME INDEX	102 AIR POLLUTION	44,958 POPULATION	\$65K MEDIAN IN-COME	55°F AVG TEMP	59% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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