

Rural Residence

RESIDENTIAL

6050 ROCKY RIVER RD

CONCORD, NC 28025

\$826,370 TopHap Estimate · \$290 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,848 ft²

LIVING AREA

18.62 ac

LOT SIZE

1994

YEAR BUILT

2

STORIES

VALUATION

\$826K

\$720K low

\$932K high

Last Sale

\$850,000 · Jul 29, 2024

Est. Owner Equity

\$207,370

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$3,388 (2025)
Assessed Value	\$483,260
Previous Assessed	\$410,790
Assessor Market Value	\$483,260

PROPERTY FACTS

Property Type	Rural Residence
County	Cabarrus
Lot (acres)	18.62
Foundation	Footing
Roof	Metal
Heating	Heat Pump
Cooling	Central
Fireplace	Yes
Garage	No Garage
Pool	Yes

Deck · 984 ft²

Shed · 1,200 ft²

Patio · 656 ft²

Porch · 258 ft²

CLIMATE RISK

100
FLOOD

11
WILDFIRE

86
HEAT

75
STORM

68
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 24, 2024	Resale	Warranty Deed	\$850,000	\$298	\$638K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River Elementary School	Elementary	PK–5	0.8 mi
C. C. Griffin STEM Middle School	Middle	6–8	1.6 mi
Central Cabarrus High School	High	9–12	2.3 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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