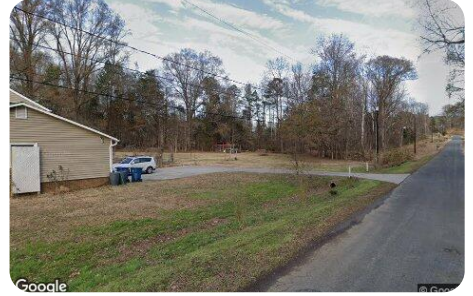


Single Family Residence **RESIDENTIAL**

5994 ROCKY RIVER RD

CONCORD, NC 28025

\$430,000 TopHap Estimate · \$211 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,040 ft²

LIVING AREA

0.63 ac

LOT SIZE

1976

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$430K

\$396K low

\$464K high

Last Sale

\$345,000 · Dec 21, 2021

Est. Owner Equity

\$430,000

TAX & ASSESSMENT

Property Tax	\$1,908 (2025)
Assessed Value	\$272,160
Assessor Market Value	\$272,160

PROPERTY FACTS

Property Type	Single Family Residence
County	CABARRUS
Lot (acres)	0.63
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Central
Garage	Mixed
Pool	No

Deck · 168 ft²

Patio · 168 ft²

Porch · 180 ft²

CLIMATE RISK

78 FLOOD	10 WILDFIRE	85 HEAT	76 STORM	68 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 17, 2014	Resale	Warranty Deed	\$180,500	\$88	\$164K
May 29, 2014	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River Elementary School	Elementary	PK–5	0.7 mi
C. C. Griffin STEM Middle School	Middle	6–8	1.7 mi
Central Cabarrus High School	High	9–12	2.1 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	Owner occupied
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