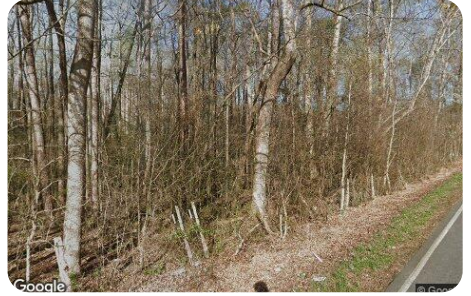


Single Family Residence **RESIDENTIAL**

116 RIVER RUN RD

STATESVILLE, NC 28625

\$447,406 TopHap Estimate · \$180 / ft² · confidence 82 · as of Jul 14, 2026



4

BEDS

4

BATHS

2,482 ft²

LIVING AREA

7.7 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

5

PARKING

VALUATION

\$447K

\$365K low

\$530K high

Est. Owner Equity

\$100,006

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$3,423 (2025)
Assessed Value	\$569,980
Previous Assessed	\$569,980
Assessor Market Value	\$569,980

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Iredell
Lot (acres)	7.70
Foundation	Footing
Roof	Wood Shingle
Heating	Heat Pump
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	In-Ground Vinyl Pool

Patio · 224 ft²

Porch · 1,644 ft²

CLIMATE RISK

62

FLOOD

15

WILDFIRE

84

HEAT

89

STORM

33

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 26, 2007	Financing	Trustees Deed			\$308K
May 4, 2005	Financing	Trustees Deed			\$240K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
North Iredell High School	High	9–12	2.8 mi
Central Elementary School	Elementary	KG–5	3.8 mi

North Iredell Middle School	Middle	6–8	5.0 mi
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District: Iredell-Statesville 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 28625

96 CRIME INDEX	89 AIR POLLUTION	42,288 POPULATION	\$66K MEDIAN IN-COME	59°F AVG TEMP	60% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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