

Single Family Residence **RESIDENTIAL**

3040 ROCK RIDGE PASS

MATTHEWS, NC 28104

\$1,187,112 TopHap Estimate · \$279 / ft² · confidence 88 · as of Jul 14, 2026



4

BEDS

5

BATHS

4,261 ft²

LIVING AREA

1.47 ac

LOT SIZE

1986

YEAR BUILT

2

STORIES

10

ROOMS

2

PARKING

VALUATION

\$1.2M

\$1M low

\$1.3M high

Last Sale

\$965,000 · Jun 17, 2022

Est. Owner Equity

\$567,112

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$5,881 (2025)
Assessed Value	\$1,177,200
Previous Assessed	\$1,177,200
Assessor Market Value	\$1,177,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Union
Lot (acres)	1.47
Construction	Wood (Unspecified)
Foundation	Raised (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Deck

Porch · 156 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 17, 2022	Resale	Warranty Deed	\$965,000	\$226	\$620K
Jun 15, 2020	Resale	Warranty Deed	\$621,000	\$146	\$497K
Nov 18, 2011	Resale	Warranty Deed	\$424,000	\$100	\$382K
Jun 1, 2010	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Antioch Elementary School	Elementary	KG–5	1.8 mi
Weddington Middle School	Middle	6–8	2.9 mi
Weddington High School	High	9–12	3.2 mi

District: Union County Public 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 28104

51 CRIME INDEX	89 AIR POLLUTION	37,710 POPULATION	\$132K MEDIAN IN-COME	60°F AVG TEMP	63% SUNSHINE
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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