

Single Family Residence **RESIDENTIAL**

# 1109 RIDGECLIFF DR

RURAL HALL, NC 27045

**\$310,887** TopHap Estimate · \$177 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,760 ft<sup>2</sup>**

LIVING AREA

**0.47 ac**

LOT SIZE

**1988**

YEAR BUILT

**2**

STORIES

**5**

ROOMS

## VALUATION

**\$311K**

\$297K low

\$325K high

Est. Owner Equity

**\$32,887**

Loan-to-Value

**90%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,789 (2025) |
| Assessed Value        | \$285,500      |
| Previous Assessed     | \$285,500      |
| Assessor Market Value | \$285,500      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | Forsyth                 |
| Lot (acres)   | 0.47                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Masonry (Unspecified)   |
| Roof          | Asphalt                 |
| Heating       | Heat Pump               |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | No                      |

Deck · 120 ft²

Porch · 96 ft²

## CLIMATE RISK

1

FLOOD

13

WILDFIRE

86

HEAT

90

STORM

67

DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Jan 13, 2026 | Resale | Warranty Deed | \$305,000 | \$173  | \$278K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Rural Hall Elementary School | Elementary | PK–5   | 2.3 mi   |
| Northwest Middle School      | Middle     | 6–8    | 2.8 mi   |
| North Forsyth High School    | High       | 9–12   | 2.9 mi   |

District: Forsyth 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 27045

|                   |                     |                      |                         |                  |                 |
|-------------------|---------------------|----------------------|-------------------------|------------------|-----------------|
| 82<br>CRIME INDEX | 99<br>AIR POLLUTION | 10,266<br>POPULATION | \$67K<br>MEDIAN IN-COME | 58°F<br>AVG TEMP | 60%<br>SUNSHINE |
|-------------------|---------------------|----------------------|-------------------------|------------------|-----------------|

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

## OWNERSHIP

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