

Single Family Residence **RESIDENTIAL**

# 1854 RATCHFORD DR

DALLAS, NC 28034

**\$99,821** TopHap Estimate · \$115 / ft² · confidence 61 · as of Jul 14, 2026



**2**

BEDS

**1**

BATHS

**866 ft²**

LIVING AREA

**0.85 ac**

LOT SIZE

**1952**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**2**

PARKING

## VALUATION

**\$100K**

\$61K low

\$138K high

Last Sale

**\$110,000 · Nov 16, 2023**

Est. Owner Equity

**\$99,821**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$1,105 (2025) |
| Assessed Value    | \$163,160      |
| Previous Assessed | \$115,250      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Bungalow                |
| County        | Gaston                  |
| Lot (acres)   | 0.85                    |
| Foundation    | Block (Unspecified)     |
| Roof          | Shingle                 |
| Heating       | Forced Air              |
| Cooling       | Yes                     |
| Garage        | Carport (Unspecified)   |
| Pool          | No                      |

Porch · 196 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN |
|--------------|--------|---------------|-----------|--------|------|
| Nov 16, 2023 | Resale | Warranty Deed | \$110,000 | \$127  |      |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| W. C. Friday Middle School | Middle     | 6–8    | 1.1 mi   |
| North Gaston High School   | High       | 9–12   | 1.4 mi   |
| Carr Elementary School     | Elementary | PK–5   | 2.1 mi   |

District: Gaston 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 28034

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>93</b><br>CRIME INDEX | <b>92</b><br>AIR POLLUTION | <b>20,405</b><br>POPULATION | <b>\$64K</b><br>MEDIAN IN-COME | <b>60°F</b><br>AVG TEMP | <b>63%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|