

Rural Residence

RESIDENTIAL

2306 RACCOON RUN

MONROE, NC 28110

\$349,174 TopHap Estimate · \$250 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,395 ft²

LIVING AREA

0.75 ac

LOT SIZE

1986

YEAR BUILT

2

STORIES

3

ROOMS

1

PARKING

VALUATION

\$349K

\$320K low

\$378K high

Est. Owner Equity

\$237,174

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax	\$2,750 (2025)
Assessed Value	\$314,600
Previous Assessed	\$314,600
Assessor Market Value	\$314,600

PROPERTY FACTS

Property Type	Rural Residence
Style	Colonial
County	Union
Lot (acres)	0.75
Construction	Wood (Unspecified)
Foundation	Raised (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Porch · 261 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 3, 2007	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River Elementary School	Elementary	KG–5	1.3 mi
Monroe Middle School	Middle	6–8	3.3 mi
Monroe High School	High	9–12	3.9 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 28110

100 CRIME INDEX	89 AIR POLLUTION	59,112 POPULATION	\$82K MEDIAN IN-COME	61°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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