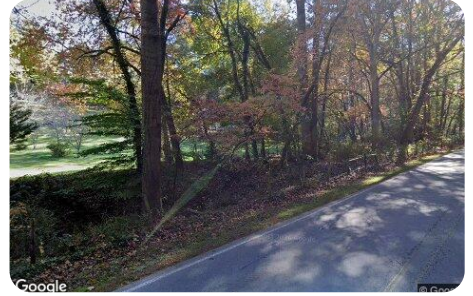


Single Family Residence **RESIDENTIAL**

85 ROCK REST RD

HENDERSONVILLE, NC 28739

\$829,304 TopHap Estimate · \$252 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

3

BATHS

3,287 ft²

LIVING AREA

2.52 ac

LOT SIZE

1986

YEAR BUILT

1

STORIES

VALUATION

\$829K

\$725K low

\$933K high

Last Sale

\$825,000 · Oct 23, 2025

Est. Owner Equity

\$829,304

TAX & ASSESSMENT

Property Tax	\$3,057 (2025)
Assessed Value	\$616,800
Previous Assessed	\$559,800
Assessor Market Value	\$616,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Rustic
County	HENDERSON
Lot (acres)	2.52
Roof	Asphalt
Heating	Heat Pump
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 460 ft²

Patio · 665 ft²

Porch · 216 ft²

CLIMATE RISK

100 FLOOD	28 WILDFIRE	51 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 20, 2025	Resale	Warranty Deed	\$825,000	\$251	
Oct 20, 2025	Financing	Warranty Deed			
Apr 30, 2020	Resale	Warranty Deed	\$450,000	\$137	\$360K
Aug 17, 2017	Resale	Warranty Deed	\$345,000	\$105	\$250K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Etowah Elementary School	Elementary	PK–5	2.0 mi
Rugby Middle School	Middle	6–8	5.0 mi
West Henderson High School	High	9–12	5.4 mi

District: Henderson 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 28739



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

OWNERSHIP

