

Single Family Residence **RESIDENTIAL**

246 RIVER TRACE DR

ROUGEMONT, NC 27572

\$450,428 TopHap Estimate · \$294 / ft² · confidence 81 · as of Jul 14, 2026

4

BEDS

2

BATHS

1,532 ft²

LIVING AREA

2.21 ac

LOT SIZE

2008

YEAR BUILT

2

STORIES

VALUATION

\$450K

\$365K low

\$536K high

Last Sale

\$240,000 · Dec 28, 2017

Est. Owner Equity

\$236,808

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax

\$2,835 (2025)

Assessed Value

\$420,746

Previous Assessed

\$420,746

Assessor Market Value

\$420,746

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Person
Lot (acres)	2.21
Foundation	Masonry (Unspecified)
Roof	Asphalt
Heating	Heat Pump
Fireplace	Yes
Pool	Yes

Deck · 192 ft²

Porch · 40 ft²

CLIMATE RISK

35 FLOOD	16 WILDFIRE	81 HEAT	88 STORM	42 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 28, 2017	Resale	Warranty Deed	\$240,000	\$157	\$192K
Aug 21, 2007	Financing	Trustees Deed			\$175K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Helena Elementary School	Elementary	KG–5	4.1 mi
South Middle School	Middle	6–8	9.3 mi
Person High School	High	9–12	10.8 mi

District: Person 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 27572

74 CRIME INDEX	95 AIR POLLUTION	7,478 POPULATION	\$85K MEDIAN IN-COME	59°F AVG TEMP	59% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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