

Mobile Home

RESIDENTIAL

# 2709 RUFUS RATCHFORD RD

GASTONIA, NC 28056



3

BEDS

2

BATHS

1,593 ft<sup>2</sup>

LIVING AREA

1.64 ac

LOT SIZE

1995

YEAR BUILT

1

STORIES

7

ROOMS

## TAX & ASSESSMENT

|                   |              |
|-------------------|--------------|
| Property Tax      | \$503 (2025) |
| Assessed Value    | \$130,600    |
| Previous Assessed | \$130,600    |

## PROPERTY FACTS

|               |             |
|---------------|-------------|
| Property Type | Mobile Home |
| County        | Gaston      |
| Lot (acres)   | 1.64        |
| Heating       | Forced Air  |

|         |     |
|---------|-----|
| Cooling | Yes |
| Pool    | No  |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Forestview High School       | High       | 9–12   | 3.4 mi   |
| W. A. Bess Elementary School | Elementary | PK–5   | 3.5 mi   |
| Cramerton Middle School      | Middle     | 6–8    | 4.3 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 28056

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>83</b><br>CRIME INDEX | <b>97</b><br>AIR POLLUTION | <b>39,962</b><br>POPULATION | <b>\$86K</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 | Owner occupied |
|-----------|----------------|