

Single Family Residence

RESIDENTIAL

# 344 RIVER GORGE RUN

ROUGEMONT, NC 27572

**\$509,841** TopHap Estimate · \$288 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026

**2**

BATHS

**1,770 ft<sup>2</sup>**

LIVING AREA

**12.75 ac**

LOT SIZE

**1997**

YEAR BUILT

**2**

STORIES

## VALUATION

**\$510K**

\$458K low

\$562K high

Last Sale

\$18,500 · Feb 28, 1996

Est. Owner Equity

**\$409,841**

Loan-to-Value

**21%**

## TAX & ASSESSMENT

Property Tax

**\$3,511 (2025)**

Assessed Value

**\$519,803**

Previous Assessed

**\$519,803**

Assessor Market Value

**\$519,803**

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | Person                  |
| Lot (acres)   | 12.75                   |
| Foundation    | Block (Unspecified)     |
| Roof          | Asphalt                 |
| Heating       | Heat Pump               |
| Fireplace     | Yes                     |
| Pool          | No                      |

Porch · 352 ft²

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 98<br>FLOOD | 17<br>WILDFIRE | 81<br>HEAT | 88<br>STORM | 42<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| Helena Elementary School | Elementary | KG–5   | 4.0 mi   |
| South Middle School      | Middle     | 6–8    | 9.0 mi   |
| Person High School       | High       | 9–12   | 10.4 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**

|                          |                            |                            |                                |                         |                        |
|--------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>74</b><br>CRIME INDEX | <b>95</b><br>AIR POLLUTION | <b>7,478</b><br>POPULATION | <b>\$85K</b><br>MEDIAN IN-COME | <b>59°F</b><br>AVG TEMP | <b>59%</b><br>SUNSHINE |
|--------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

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

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|