

Single Family Residence **RESIDENTIAL**

2710 RUFUS RATCHFORD RD

GASTONIA, NC 28056

\$186,841 TopHap Estimate · \$156 / ft² · confidence 60 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,200 ft²

LIVING AREA

0.52 ac

LOT SIZE

1975

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$187K

\$113K low

\$261K high

Last Sale

\$35,000 · Aug 19, 2009

Est. Owner Equity

\$86,841

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$1,288 (2025)
Assessed Value	\$180,350
Previous Assessed	\$180,350

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Gaston
Lot (acres)	0.52
Construction	Wood (Unspecified)
Foundation	Footing
Roof	Composition Shingle
Heating	Baseboard
Cooling	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 14, 2023	Financing	Intrafamily Transfer			\$100K
Feb 12, 2019	Resale	Warranty Deed	\$110,000	\$92	\$75K
Aug 19, 2009	Resale	Grant Deed	\$35,000	\$29	
Jun 30, 2009	Non-arms-length	Grant Deed	\$50,000	\$42	
May 6, 2002	Quitclaim	Quit Claim Transfer			

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

83 CRIME INDEX	97 AIR POLLUTION	39,962 POPULATION	\$86K MEDIAN IN-COME	60°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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