

Rural Residence

**RESIDENTIAL**

# 2305 RACCOON RUN

MONROE, NC 28110

**\$298,217** TopHap Estimate · \$217 / ft<sup>2</sup> · confidence 89 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,374 ft<sup>2</sup>**

LIVING AREA

**0.72 ac**

LOT SIZE

**1986**

YEAR BUILT

**1**

STORIES

**3**

ROOMS

## VALUATION

**\$298K**

\$266K low

\$330K high

Last Sale

**\$285,000 · Jun 27, 2024**

Est. Owner Equity

**\$6,767**

Loan-to-Value

**98%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,634 (2025) |
| Assessed Value        | \$301,300      |
| Previous Assessed     | \$301,300      |
| Assessor Market Value | \$301,300      |

## PROPERTY FACTS

|               |                      |
|---------------|----------------------|
| Property Type | Rural Residence      |
| Style         | Ranch                |
| County        | Union                |
| Lot (acres)   | 0.72                 |
| Construction  | Wood (Unspecified)   |
| Foundation    | Raised (Unspecified) |
| Roof          | Composition Shingle  |
| Heating       | Forced Air           |
| Cooling       | Central              |
| Fireplace     | Masonry              |

Deck · 144 ft²

Patio · 144 ft²

Porch · 288 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Jun 27, 2024 | Resale | Warranty Deed | \$285,000 | \$207  | \$276K |
| Feb 9, 2011  | Resale | Warranty Deed | \$115,000 | \$84   | \$104K |
| Aug 30, 2010 | Resale | Warranty Deed | \$77,000  | \$56   |        |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Rocky River Elementary School | Elementary | KG–5   | 1.3 mi   |
| Monroe Middle School          | Middle     | 6–8    | 3.3 mi   |
| Monroe High School            | High       | 9–12   | 3.9 mi   |

District: Union County Public 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 28110

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>100</b><br>CRIME INDEX | <b>89</b><br>AIR POLLUTION | <b>59,112</b><br>POPULATION | <b>\$82K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>63%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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