

Single Family Residence

RESIDENTIAL

54 RIVER TRACE DR

ROUGEMONT, NC 27572

\$337,676 TopHap Estimate · \$194 / ft² · confidence 88 · as of Jul 14, 2026



2

BATHS

1,744 ft²

LIVING AREA

2.55 ac

LOT SIZE

1992

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$338K

\$297K low

\$378K high

Est. Owner Equity

\$246,376

Loan-to-Value

27%

TAX & ASSESSMENT

Assessed Value	\$347,241
Previous Assessed	\$221,258
Assessor Market Value	\$347,241

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Person
Lot (acres)	2.55
Foundation	Block (Unspecified)
Roof	Asphalt
Heating	Gas
Cooling	Yes
Fireplace	Yes
Garage	Mixed
Pool	No

Deck · 25 ft²

Porch · 300 ft²

CLIMATE RISK

16
FLOOD

16
WILDFIRE

81
HEAT

88
STORM

42
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 5, 2025	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Helena Elementary School	Elementary	KG–5	3.9 mi
South Middle School	Middle	6–8	9.2 mi
Person High School	High	9–12	10.7 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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