

Single Family Residence **RESIDENTIAL**

# 194 RIDGECREST LN

BLOWING ROCK, NC 28605

**\$833,627** TopHap Estimate · \$274 / ft<sup>2</sup> · confidence 77 · as of Jul 14, 2026



**4**

BEDS

**4.5**

BATHS

**3,037 ft<sup>2</sup>**

LIVING AREA

**0.44 ac**

LOT SIZE

**1968**

YEAR BUILT

**1**

STORIES

**8**

ROOMS

## VALUATION

**\$834K**

\$643K low

\$1M high

Last Sale

**\$10,000 · Mar 4, 2022**

Est. Owner Equity

**\$613,627**

Loan-to-Value

**27%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,614 (2025) |
| Assessed Value        | \$677,700      |
| Previous Assessed     | \$677,700      |
| Assessor Market Value | \$677,700      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | WATAUGA                 |
| Lot (acres)   | 0.44                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | No Foundation           |
| Roof          | Asphalt                 |
| Heating       | Heat Pump               |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Detached        |
| Pool          | No                      |

Patio · 406 ft²

Porch · 144 ft²

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|---------------------|-----------|--------|--------|
| Feb 16, 2022 | Quitclaim       | Quit Claim Transfer | \$10,000  | \$3    |        |
| Mar 1, 2021  | Quitclaim       | Quit Claim Transfer |           |        |        |
| Sep 15, 2009 | Quitclaim       | Quit Claim Transfer |           |        |        |
| May 3, 2005  | Non-arms-length | Warranty Deed       | \$245,000 | \$81   | \$196K |

## ASSIGNED SCHOOLS

| SCHOOL              | LEVEL      | GRADES | DISTANCE |
|---------------------|------------|--------|----------|
| Blowing Rock School | Elementary | PK-8   | 0.7 mi   |
| Watauga High School | High       | 9-12   | 6.5 mi   |

District: Watauga 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 28605

|                           |                             |                            |                                |                         |                        |
|---------------------------|-----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>134</b><br>CRIME INDEX | <b>100</b><br>AIR POLLUTION | <b>4,720</b><br>POPULATION | <b>\$69K</b><br>MEDIAN IN-COME | <b>52°F</b><br>AVG TEMP | <b>59%</b><br>SUNSHINE |
|---------------------------|-----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|