

Single Family Residence **RESIDENTIAL**

256 RANSOM ST

BLOWING ROCK, NC 28605

\$814,052 TopHap Estimate · \$466 / ft² · confidence 76 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,748 ft²

LIVING AREA

0.44 ac

LOT SIZE

1901

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$814K

\$617K low

\$1M high

Last Sale

\$585,000 · Aug 27, 2021

Est. Owner Equity

\$346,052

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$2,849 (2025)
Assessed Value	\$631,800
Previous Assessed	\$631,800
Assessor Market Value	\$631,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	WATAUGA
Lot (acres)	0.44
Construction	Frame (Unspecified)
Foundation	No Foundation
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 132 ft²

Porch · 292 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 23, 2021	Resale	Warranty Deed	\$585,000	\$335	\$468K
May 17, 2021	Resale	Warranty Deed	\$540,000	\$309	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Blowing Rock School	Elementary	PK–8	0.1 mi
Watauga High School	High	9–12	6.0 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

134 CRIME INDEX	100 AIR POLLUTION	4,720 POPULATION	\$69K MEDIAN IN-COME	52°F AVG TEMP	59% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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