

Single Family Residence **RESIDENTIAL**

719 RANSOM ST

BLOWING ROCK, NC 28605

\$1,150,308 TopHap Estimate · \$587 / ft² · confidence 86 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,960 ft²

LIVING AREA

0.45 ac

LOT SIZE

1930

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$1.2M

\$988K low

\$1.3M high

Last Sale

\$1,130,000 · Jun 26, 2025

Est. Owner Equity

\$246,308

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$3,935 (2025)
Assessed Value	\$855,700
Previous Assessed	\$855,700
Assessor Market Value	\$855,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	WATAUGA
Lot (acres)	0.45
Construction	Frame (Unspecified)
Foundation	No Foundation
Roof	Asphalt
Heating	Heat Pump
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

Patio · 500 ft²

Porch · 287 ft²

CLIMATE RISK

37

FLOOD

16

WILDFIRE

74

HEAT

98

STORM

29

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 18, 2025	Resale	Warranty Deed	\$1,130,000	\$577	\$904K
Sep 15, 2022	Resale	Warranty Deed	\$920,000	\$469	
Sep 24, 2021	Resale	Warranty Deed	\$850,000	\$434	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Blowing Rock School	Elementary	PK–8	0.5 mi
Watauga High School	High	9–12	6.4 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
---------------------------	-----------------------------	----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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