

Single Family Residence **RESIDENTIAL**

# 326 RANSOM ST

BLOWING ROCK, NC 28605

**\$863,213** TopHap Estimate · \$665 / ft² · confidence 88 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,299 ft²**

LIVING AREA

**0.41 ac**

LOT SIZE

**1940**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

## VALUATION

**\$863K**

\$756K low

\$970K high

Last Sale

**\$883,000 · Jun 24, 2024**

Est. Owner Equity

**\$297,213**

Loan-to-Value

**67%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,272 (2025) |
| Assessed Value        | \$457,300      |
| Previous Assessed     | \$457,300      |
| Assessor Market Value | \$457,300      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | WATAUGA                 |
| Lot (acres)   | 0.41                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | No Foundation           |
| Roof          | Asphalt                 |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Patio · 248 ft²

Porch · 216 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Jun 21, 2024 | Resale | Warranty Deed | \$883,000 | \$680  | \$583K |
| Jul 24, 2009 | Resale | Warranty Deed | \$375,000 | \$289  | \$376K |

## 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

|                           |                             |                            |                                |                         |                        |
|---------------------------|-----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <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 | <b>Absentee owner</b> |
|-----------|-----------------------|