

Single Family Residence **RESIDENTIAL**

649 RANSOM ST

BLOWING ROCK, NC 28605

\$564,000 TopHap Estimate · \$435 / ft² · confidence 78 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,296 ft²

LIVING AREA

0.17 ac

LOT SIZE

1962

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$564K

\$439K low

\$689K high

Last Sale

\$335,000 · Nov 4, 2021

Est. Owner Equity

\$264,000

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$1,836 (2025)
Assessed Value	\$376,100
Previous Assessed	\$376,100
Assessor Market Value	\$376,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	WATAUGA
Lot (acres)	0.17
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 352 ft²

CLIMATE RISK

44
FLOOD

16
WILDFIRE

63
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 29, 2021	Resale	Warranty Deed	\$335,000	\$258	\$300K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Blowing Rock School	Elementary	PK–8	0.4 mi
Watauga High School	High	9–12	6.3 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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