

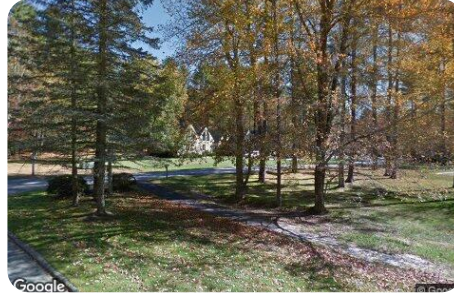
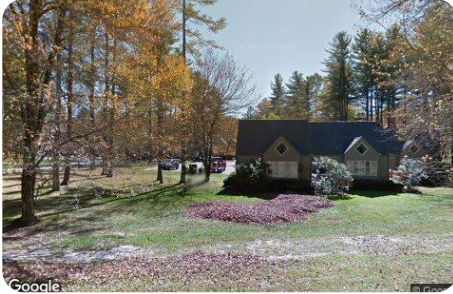
Condominium

RESIDENTIAL

40 RIVER RUN # 21816

SAPPHIRE, NC 28774

\$306,060 TopHap Estimate · \$239 / ft² · confidence 73 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,280 ft²

LIVING AREA

1,742 ft²

LOT SIZE

1983

YEAR BUILT

1

STORIES

VALUATION

\$306K

\$223K low

\$389K high

Last Sale

\$119,000 · Jun 26, 2017

Est. Owner Equity

\$306,060

TAX & ASSESSMENT

Property Tax	\$1,513 (2025)
Assessed Value	\$398,127
Previous Assessed	\$231,540

PROPERTY FACTS

Property Type	Condominium
County	Jackson
Lot (acres)	0.04
Roof	Asphalt
Heating	Heat Pump
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 40 ft²

Patio · 170 ft²

Porch · 120 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 7, 2025	Non-arms-length	Public Action	\$420,000	\$328	
Oct 15, 2021	Non-arms-length	Warranty Deed	\$125,000	\$98	
Jun 20, 2017	Resale	Warranty Deed	\$119,000	\$93	\$89K
Nov 30, 2007	Resale	Warranty Deed	\$165,000	\$129	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Blue Ridge School	Elementary	PK–6	3.6 mi
Blue Ridge Early College	Middle	7–12	3.7 mi

District: Jackson 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 28774

159 CRIME INDEX	87 AIR POLLUTION	1,224 POPULATION	\$79K MEDIAN IN-COME	55°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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