

Single Family Residence

RESIDENTIAL

# 88 LADD RDG

ROSMAN, NC 28772

**\$574,947** TopHap Estimate · \$262 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026

**3**

BEDS

**3**

BATHS

**2,193 ft<sup>2</sup>**

LIVING AREA

**7.54 ac**

LOT SIZE

**2007**

YEAR BUILT

## VALUATION

**\$575K**

\$517K low

\$633K high

Last Sale

**\$570,000 · Mar 3, 2026**

Est. Owner Equity

**\$204,947**

Loan-to-Value

**64%**

## TAX & ASSESSMENT

Property Tax

**\$2,427 (2025)**

Assessed Value

**\$505,070**

Previous Assessed

**\$505,070**

Assessor Market Value

**\$505,070**

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Transylvania            |
| Lot (acres)   | 7.54                    |
| Foundation    | Footing                 |
| Roof          | Wood Shingle            |
| Heating       | Forced Air              |
| Cooling       | Central                 |
| Fireplace     | Yes                     |

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Feb 13, 2026 | Resale | Warranty Deed | \$570,000 | \$260  | \$370K |
| Aug 15, 2013 | Resale | Warranty Deed | \$205,000 | \$93   | \$164K |
| Aug 15, 2013 | Resale | Grant Deed    | \$205,000 | \$93   |        |

## NEIGHBORHOOD · ZIP 28772

|                          |                            |                          |                                |                         |                        |
|--------------------------|----------------------------|--------------------------|--------------------------------|-------------------------|------------------------|
| <b>73</b><br>CRIME INDEX | <b>92</b><br>AIR POLLUTION | <b>885</b><br>POPULATION | <b>\$63K</b><br>MEDIAN IN-COME | <b>55°F</b><br>AVG TEMP | <b>59%</b><br>SUNSHINE |
|--------------------------|----------------------------|--------------------------|--------------------------------|-------------------------|------------------------|

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