

Single Family Residence

RESIDENTIAL

45 RIVER ROCK WAY

FRANKLINTON, NC 27525

\$586,387 TopHap Estimate · \$230 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,549 ft²

LIVING AREA

1.12 ac

LOT SIZE

2013

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$586K

\$542K low

\$631K high

Last Sale

\$285,000 · Mar 23, 2015

Est. Owner Equity

\$315,637

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$3,123 (2025)
Assessed Value	\$498,310
Previous Assessed	\$498,310
Assessor Market Value	\$498,310

PROPERTY FACTS

Property Type	Single Family Residence
Style	Raised Ranch
County	Franklin
Lot (acres)	1.12
Foundation	Raised (Unspecified)
Roof	Asphalt
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Attached, Finished
Pool	No

Patio · 70 ft²

Porch · 474 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 19, 2015	Resale	Warranty Deed	\$285,000	\$112	\$271K
Jun 12, 2013	Resale	Warranty Deed	\$248,000	\$97	
Nov 18, 2004	Non-arms-length	Grant Deed	\$633,500	\$249	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Long Mill Elementary School	Elementary	PK–5	2.6 mi
Franklinton Middle School	Middle	6–8	5.1 mi
Franklinton High School	High	9–12	5.8 mi

District: Franklin 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 27525

117 CRIME INDEX	82 AIR POLLUTION	18,280 POPULATION	\$69K MEDIAN IN-COME	59°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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