

Single Family Residence **RESIDENTIAL**

304 ROCKING RANCH CT

CARY, NC 27519

\$1,003,558 TopHap Estimate · \$347 / ft² · confidence 89 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,896 ft²
LIVING AREA

0.41 ac
LOT SIZE

2016
YEAR BUILT

1
STORIES

VALUATION

\$1M

\$895K low

\$1.1M high

Last Sale

\$550,000 · Aug 8, 2016

Est. Owner Equity

\$508,558

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$7,299 (2025)
Assessed Value	\$776,477
Previous Assessed	\$513,919
Assessor Market Value	\$776,477

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Chatham
Lot (acres)	0.41
Construction	Wood (Unspecified)
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 5, 2016	Resale	Warranty Deed	\$550,000	\$190	\$417K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
North Chatham Elementary School	Elementary	PK–5	7.3 mi
Seaforth High School	High	9–12	11.3 mi
Margaret B. Pollard Middle School	Middle	6–8	11.6 mi

District: Chatham 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 27519

12 CRIME INDEX	93 AIR POLLUTION	65,193 POPULATION	\$151K MEDIAN IN-COME	60°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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