

Single Family Residence **RESIDENTIAL**

312 ROCKING RANCH CT

CARY, NC 27519

\$1,026,470 TopHap Estimate · \$341 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

4

BATHS

3,007 ft²

LIVING AREA

0.36 ac

LOT SIZE

2019

YEAR BUILT

2

STORIES

VALUATION

\$1M

\$916K low

\$1.1M high

Last Sale

\$600,000 · Nov 19, 2019

Est. Owner Equity

\$546,478

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$7,714 (2025)
Assessed Value	\$820,592
Previous Assessed	\$626,386
Assessor Market Value	\$820,592

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Chatham
Lot (acres)	0.36
Construction	Wood (Unspecified)
Heating	None
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 19, 2019	Resale	Warranty Deed	\$600,000	\$200	\$480K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
North Chatham Elementary School	Elementary	PK–5	7.3 mi
Seaforth High School	High	9–12	11.4 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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