

Single Family Residence **RESIDENTIAL**

85 RIVER ROCK WAY

FRANKLINTON, NC 27525

\$687,434 TopHap Estimate · \$234 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,939 ft²

LIVING AREA

1.19 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$687K

\$618K low

\$757K high

Last Sale

\$340,000 · Apr 4, 2014

Est. Owner Equity

\$316,146

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$3,481 (2025)
Assessed Value	\$557,420
Previous Assessed	\$557,420
Assessor Market Value	\$557,420

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Franklin
Lot (acres)	1.19
Foundation	Raised (Unspecified)
Roof	Asphalt
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Attached, Finished
Pool	No

Deck · 272 ft²

Porch · 228 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 7, 2014	Resale	Warranty Deed	\$340,000	\$116	\$323K
Nov 13, 2007	Resale	Warranty Deed	\$330,000	\$112	\$330K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Long Mill Elementary School	Elementary	PK–5	2.7 mi
Franklinton Middle School	Middle	6–8	5.0 mi
Franklinton High School	High	9–12	5.7 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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