

Seasonal, Cabin, Vacation Residence **RESIDENTIAL**

**1107 RIVERBEND DR**  
BERMUDA RUN, NC 27006



**4**  
BEDS

**4**  
BATHS

**3,461 ft<sup>2</sup>**  
LIVING AREA

**0.77 ac**  
LOT SIZE

**1992**  
YEAR BUILT

**3**  
STORIES

**2**  
PARKING

**VALUATION**

Last Sale **\$465,000 · Apr 27, 2007**

**TAX & ASSESSMENT**

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$5,253 (2025)</b> |
| Assessed Value        | <b>\$527,980</b>      |
| Previous Assessed     | <b>\$397,950</b>      |
| Assessor Market Value | <b>\$527,980</b>      |

## PROPERTY FACTS

|               |                                     |
|---------------|-------------------------------------|
| Property Type | Seasonal, Cabin, Vacation Residence |
| County        | Davie                               |
| Lot (acres)   | 0.77                                |
| Foundation    | Footing                             |
| Roof          | Wood Shingle                        |
| Heating       | Heat Pump                           |
| Cooling       | Central                             |
| Fireplace     | Yes                                 |
| Pool          | In-Ground Vinyl Pool                |

Deck · 96 ft²

Patio · 802 ft²

Porch · 615 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Apr 23, 2007 | Resale | Warranty Deed | \$465,000 | \$134  | \$372K |
| Jan 7, 2004  | Resale | Warranty Deed | \$360,000 | \$104  | \$320K |
| Nov 13, 2002 | Resale | Warranty Deed | \$420,000 | \$121  |        |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Shady Grove Elementary School | Elementary | PK–5   | 4.1 mi   |
| William Ellis Middle School   | Middle     | 6–8    | 5.4 mi   |
| Davie County High School      | High       | 9–12   | 6.6 mi   |

District: Davie 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 27006

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>83</b><br>CRIME INDEX | <b>88</b><br>AIR POLLUTION | <b>16,038</b><br>POPULATION | <b>\$89K</b><br>MEDIAN IN-COME | <b>59°F</b><br>AVG TEMP | <b>60%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|