

Residential - Vacant Land

RESIDENTIAL

3 RIVER RUN  
ASHEVILLE, NC 28804



0.11 ac  
LOT SIZE

TAX & ASSESSMENT

|                       |             |
|-----------------------|-------------|
| Property Tax          | \$49 (2025) |
| Assessed Value        | \$4,800     |
| Previous Assessed     | \$4,800     |
| Assessor Market Value | \$4,800     |

PROPERTY FACTS

|               |                           |
|---------------|---------------------------|
| Property Type | Residential - Vacant Land |
| County        | Buncombe                  |
| Lot (acres)   | 0.11                      |
| Heating       | None                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                  | PRICE | \$/FT <sup>2</sup> | LOAN |
|--------------|-----------|-----------------------|-------|--------------------|------|
| Feb 17, 2026 | Financing | Special Warranty Deed |       |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Clyde A. Erwin High School      | High       | 9–12   | 2.6 mi   |
| West Buncombe Elementary School | Elementary | KG–4   | 2.6 mi   |
| C.A. Erwin Middle School        | Middle     | 7–8    | 2.7 mi   |

District: Buncombe 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 28804

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>90</b><br>CRIME INDEX | <b>97</b><br>AIR POLLUTION | <b>25,390</b><br>POPULATION | <b>\$86K</b><br>MEDIAN IN-COME | <b>55°F</b><br>AVG TEMP | <b>59%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|